



**Lancaster County
Planning Commission**

Public Meeting Minutes

Monday, February 13, 2023 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

Terry Martin, Ed Fisher (virtually), RC Carrasco, Jeb Musser, Gretchen Raad, John O. Yoder III, and Heather Zink were present. Ray Marvin and Ben Bamford were not present.

Staff

Scott W. Standish, Will Clark, John D. Hershey, Kip Van Blarcom, Gwen Newell, Alex Rohrbaugh, Porter Stevens, Joella Neff, Mark Huber, Renee Addleman, Amanda Peters, Sam McMinn, Kim Citarella, Micah Reeder, and Faith Gaddie (virtually) were present.

Other

Nate Taggart	Manor Township
Ryan Strohecker	Manor Township
Eric Hume	Saxton & Stump
Peter Wertz (virtually)	McNees Wallace & Nurick
Todd Crouse	Property Owner, Manor Township

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 the Monday, January 9, 2023 Planning Commission Public Meeting.

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

Presentations and Reports

A. Staff Report

Mr. Standish provided an update on two items from the previous meeting. He announced that the Priorities and Outreach Committee focused on agricultural issues and rural enterprises was planning to reconvene on March 7 or 10 at 8:00 a.m. Mr. Standish also announced that the first of several regional meetings being held by the department would occur on March 1.

Mr. Van Blarcom and Mr. Hershey provided updates on their team's activities.

Mr. Clark announced that the proposed Metropolitan Planning Organization (MPO) bylaw changes would be voted on at the February 27 meeting. These proposed changes would reduce the LCPC representatives of the MPO from nine to six. Mr. Clark suggested that three of the nine LCPC members serve on the Transportation Technical Advisory Committee (TTAC), while the other six serve on the MPO.

Mr. Standish provided an overview of department activities in 2022 and outlined the goals of the department for 2023.

New Planning Matters

A. Community Planning Reviews

For Information (1)

1. **37-72**, Lititz Borough – Proposed amendment to the Zoning Ordinance to add definitions and regulations permitting the installation of a private electric vehicle charging station as an accessory use for all uses and regulating the location of public charging stations.

For Action (4)

1. **17-33**, Drumore Township – Proposed Southern Lancaster County Comprehensive Plan.

Ms. Newell recommended approval of this proposal. She noted that nine of the twelve participating municipalities had initiated the process to adopt the Southern Lancaster County Comprehensive Plan.

Mr. Yoder made a motion to approve the proposal as presented. Mr. Musser seconded the motion. The motion passed unanimously.

2. **31-170A**, East Lampeter Township – Proposed amendment to the Official Map and Re-Enact in its entirety the East Lampeter Official Map adopted by Ordinance No. 311.

Mr. Rohrbaugh recommended approval of this proposal. Mr. Rohrbaugh noted the collaborative effort between LCPD staff and the township to ensure that this proposal was consistent with countywide plans.

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

3. **39-271**, Manheim Township – Proposed Vacation of a portion of Flory Mill Road (T-557)

Mr. Rohrbaugh presented on behalf of Mr. Jones, the reviewer, and recommended approval of this proposal. Mr. Wertz, representing the applicant, provided additional details on the proposal and defined the exact area being vacated.

Mr. Yoder made a motion to approve the proposal as presented. Mr. Carrasco seconded the motion. The motion passed unanimously

4. **41-161**, Manor Township – Proposed rezoning of a tract of land from High Density Residential Flex (RH1) to Low Density Residential (RL).

Mr. Rohrbaugh recommended disapproval of this proposal as 1) RL zoning limits housing options, 2) there are few large, buildable tracts remaining in the UGA, 3) RL zoning doesn't achieve density goals, and 4) the existing RH1 zoning permits development patterns consistent with the area.

Mr. Strohecker explained that the township preferred the low-density development as it would provide a transition from surrounding farmland to nearby residential development and not increase school traffic. Several commission members expressed concern about this proposal and encouraged the township to reconsider. Mr. Hume, speaking on behalf of the landowner, shared additional details about the history of the property and expressed his concerns about the proposal.

Mr. Standish reiterated his support for the review presented by Mr. Rohrbaugh and urged the township to study its zoning for all buildable, vacant land before moving forward with this proposal.

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

B. Subdivision and Land Development Items

For Information (21)

1. **65-100-1**, Raul P. & Hetal R. Patel, West Hempfield Township
2. **68-1-7**, 51 Iva Road, Paradise Township
3. **75-249-2**, Benuel F. King, Sadsbury Township
4. **77-288-4**, Roechling Medical Lancaster Expansion, East Cocalico Township
5. **77-8-5**, Rock Lititz – Building 200, Warwick Township

6. **78-456-1**, Emerald Power Solutions, Earl Township
7. **78-527-2**, Burkholder Builders, Elizabethtown Borough
8. **82-232-1**, Edwin R. & Sharon F. Sensenig, Little Britain Township
9. **86-405-2**, Douglas K. & Lavonda J. Hoover, Caernarvon Township
10. **86-70-4B**, Penn Grant Commons West – Phase 2, Pequea Township
11. **90-29-1**, Owl Hill Road, Warwick Township
12. **92-249-2**, Daniel S. Stoltzfus, East Lampeter Township
13. **95-76-1**, 283 Commerce Center – Building #1, Mount Joy Township
14. **97-8-4**, War Memorial Field – Athletic Field Improvements, Ephrata Borough
15. **07-64-2**, Dayspring Christian Academy, Mountville Borough
16. **20-17A**, New Cargill Manufacturing Building, Lititz Borough
17. **22-57**, 2435 Sunnyside Road, Rapho Township
18. **22-58**, 1061 Manheim Pike & 1111 McKinley Avenue, Manheim Township, & Lancaster City
19. **22-59**, Levi L. Zook, Sadsbury Township
20. **22-60**, 559 W. Maple Grove Road, Brecknock Township
21. **23-1**, John M. Esh, Providence Township & Strasburg Township

Other Business

A. **Appointment of LCPC Member to Lancaster County Vacant Property Reinvestment Board**

Mr. Martin noted that Ms. Zink had expressed interest in the position, and asked if any others were interested. No other candidates came forward. Ms. Zink was appointed.

B. **Announcement of MPO Orientation Meeting**

Mr. Clark announced that there would be an overview of the MPO for new members on February 24. He invited all LCPC members to attend.

Adjournment

Mr. Yoder made a motion to adjourn, and Ms. Raad seconded the motion. The motion passed unanimously, and the meeting adjourned at 4:15 p.m.

Link to recorded meeting: <https://vimeo.com/798751090>

Next scheduled meeting:

Monday, March 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.lifetimesizecloud.com/1696302>
or 312-584-2401, code 1696302#

Upcoming meetings:

ATAC	March 16, 2023	6:30 p.m.	TIES	April 6, 2023	1:30 p.m.
TTAC	March 27, 2023	12:30 p.m.	MPO	April 24, 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.