MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, FEBRUARY 24, 2020

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

MEMBERS: Commissioners Terry Martin, Alice Yoder, Scott Haverstick, Benjamin Bamford, Edward Fisher, Gretchen Karr, Faith Craig, Thomas Jones and Ray Marvin were present.

STAFF: Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Laura Proctor, Brad Stewart, Alex Rohrbaugh, Porter Stevens, Emma Hamme, Taylor Lawrence, Michael Domin, Kip Van Blarcom, Brian Reid and Farah Eustace were present.

OTHERS: Laura Knarr Lancaster Township
Tom Kifolo Rohrer’s Inc.
Claudia Shank McNees Wallace & Nurick, LLC

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 – February 10, 2020: Commissioner Haverstick moved to approve the minutes as submitted. Commissioner Bamford seconded the motion. The motion passed unanimously (Commission Karr was 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. Scott Standish, Executive Director, reminded the Commission about winter 2020 implementation meetings, the first meeting will be held on February 26th at 10:00a.m. at East Donegal Township. The next will be on February 27th at 7:30a.m at East Drumore Township. Staff will discuss Ag preservation, natural land protection, Water Quality and Stormwater Management at these meetings. Mr. Standish commended involved staff for organizing these meetings.

   Emma Hamme, Senior Countywide Planner, mentioned that a large amount of 2020 Census posters and handouts are available to distribute to the community. Please consider taking some of the materials along to distribute and encourage communities to respond to the census. Census data are used to decide how federal public funding is spent every year. These numbers may change based on our 2020 Census data as federal funding supports many important programs and services. Low census count could result in low federal funding.

2. Division Directors:

   a. Mr. Dean Severson, Director for Community Planning, noted that staff will have some additional comments regarding parking regulations for LCPC# 20-4.

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. **#14-35**, Denver Borough, Proposed amendment to the Zoning Ordinance by amending, 200-35 Fences, Walls and Hedges by removing all references to hedges; regulating hedges through the Property Maintenance Code; establishing event centers as a use by right in the Business District and Industrial Districts; regulating on-street parking; providing for the repeal of inconsistent ordinances; providing for the severability of the Ordinance; and providing that the Ordinance shall take effect in accordance with Pennsylvania Law.

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

2. **#34-59A**, Lancaster Township, Proposed rezoning of three parcels of land from R-3 Residential to Industrial and two parcels of land from R-3 Residential to R-2 Residential situated on the southeast corner of Wabank Road & Bean Hill Road.

   Commissioner Haverstick moved to recommend approval of the above review. Commissioner Marvin seconded the motion. The motion passed unanimously (Commissioners Bamford & Fisher abstained).

3. **#39-265**, Manheim Township, Proposed amendment to the Zoning Ordinance to allow conference/event center as a permitted use by special exception in the D-A Airport Overlay District and commercial recreation facilities as a permitted use by right in the I-3 Industrial District.

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

4. **#49-49**, Paradise Township, Proposed amendment to the Zoning Ordinance by: (i) revising the maximum lot coverages as specified in existing Articles VI (Agricultural District), VII (Rural Residential District), and X (Open Space); and (ii) revising Article XIII (General Regulations) to delete Section 1303.1.

   Commissioner Yoder moved to recommend approval of the above review. Commissioner Bamford 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. **#69-122-2**, Pyle Tract, East Earl Township
2. **#77-227-4**, Levi King - Back Run School, Rapho Township
3. **#87-262-1**, Dana A. Eldreth & Diana E. Chute, Little Britain Township
4. **#16-36-2**, 1046 Manheim Pike, Manheim Township
5. **#20-3**, Sensenig Property, Manor Township
6. **#20-4**, Tri-S Management, LLC, Earl Township
7. **#20-5**, Abram P. Stoltzfus, Salisbury Township
8. **#20-6**, Lancaster Country Club, Manheim Township

Laura Proctor, Senior Community Planner, talked regarding item #6 parking comment number four where plan proposed 247 parking spaces, while the Township Zoning Ordinance only requires 85 based on the number of employees. She said she was contacted by the project engineer in response to that comment and explained his reason behind asking for that many parking spaces in industrial district. He said one parking space for each employee is proposed for these buildings. She also provided some background information and comparison on parking regulations in Elanco municipalities.

Commissioner Jones moved to recommend approval of the above reviews. Commissioner Yoder 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:**

1. Designation of the Schuylkill & Susquehanna Greenway as a Major Greenway Corridor

   Michael Domin, Principal Countywide Planner, gave a presentation on regional intercounty trail connection projects. He provided some background on Northwest River
Trail, Conewago Trail, Warwick to Ephrata Trail, Lancaster Junction Trail and Enola Low Grade Trail. He also provided updates on the Safe Harbor and Martic Forge bridges. The Department of Conservation and Natural Resources (DCNR) has a special funding category for projects that they consider for major greenway corridors in the state. Our projects combined with Chester Valley Trail qualifies for a Major Greenway Corridor. To receive some extra bonus points for funding the Board of County Commissioner has to support by adopting a resolution and designating the Schuylkill & Susquehanna Greenway as a Major Greenway Corridor. If granted, these funds will be used to finish pending trail projects. He asked the Commission to recommend the proposed resolution for adoption.

Commissioner Haverstick moved to recommend that the Board of County Commissioners designate the Schuylkill & Susquehanna Greenway as a Major Greenway Corridor. Commissioner Jones seconded the motion. The motion passed unanimously.

IX. Adjournment: Commissioner Haverstick made a motion to adjourn and Commissioner Yoder seconded the motion. The meeting was adjourned at 3:35 p.m.