

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, FEBRUARY 25, 2019

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

MEMBERS: Commissioners Scott Haverstick, Alice Yoder, Roni Ryan, Benjamin Bamford, Ismail Smith-Wade-El and Gretchen Karr were present.

Commissioners Terry Martin, William Shaffer and Edward Fisher were not present.

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

OTHERS: Aimee Tyson, Lancaster County Redevelopment Authority
Nate Taggart Manor Township

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 25, 2019: Commissioner Smith-Wade-El moved to approve the minutes as submitted. Commissioner Yoder seconded the motion. The motion passed unanimously.

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. Active Transportation Plan Presentation

Emma Hamme, Senior Countywide Planner and Mike Domin, Principal Countywide Planner, gave a power point presentation. The plan is available online <http://www.lancasteratp.org>. The plan includes existing conditions analyses, public input, Lancaster county active transportation network, Lancaster city bikeway network, greenway feasibility and implementation. A few of the main goals of the plan are, to improve access & connectivity, enhance health, protect the environment, create economic opportunity and increase safety. The plan's recommendations are to connect the transportation network, implement complete streets, improve safety through education & awareness, align resources and work collaboratively to implement active transportation priorities. Also includes implementation strategy by establishing a permanent advisory committee, prioritize funding for ATP implementation and review & update the recommendations on a regular basis.

The plan will also be posted on the Lancaster County Planning Commission website. The public comment period ends March 22, 2019. A public open house is scheduled from 5-7p.m. on March 4, 2019 at Lancaster City Hall.

Chairman Haverstick commended staff for promoting the importance of physical activity through the ATP.

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

C. Reports and Presentations from LCPC Staff:

1. Executive Director: No report.

2. Division Directors:

a. Mr. Scott Standish, Director for Countywide Planning, distributed an internal and external implementation teams structure document of Places2040. He said Brian Reid is going to provide a demonstration of the Draft Character Zone Map which is 90% complete at this time. This is a way to provide interactive online layer of utilizing the Character Zones. If you have any suggestion, please let staff know. This will be available to public in few weeks.

Brian gave an overview and explained how to access a symbolized layer file that is listed as “Places2040 Character Zones”. Staff is planning to apply the layer to various reviews and projects in future.

V. Previously Postponed Planning Matters for Discussion and Action:

A. Lancaster County Comprehensive Planning Items: **None.**

B. Community Planning Reviews:

1. **#30-40** West Hempfield Township, Proposed amendment to the Zoning Ordinance to revise regulations governing off-street parking, uses not provided for recreation facilities and accessory uses

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

2. **#42-43** Marietta Borough, Proposed request for certification of 116 East Front Street as a blighted property in accordance with the Lancaster County Board of County Commissioners Ordinance Number 56 enacted October 17, 2001

Commissioner Karr suggested to remove the comment that the reuse of the subject property would be for continued residential use.

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

C. Subdivision and Land Development Plan Items – Approvals/Reviews: **None.**

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

1. **#71-9-1B**, Daniel K. and Barbara S. Esh, Bart Township
2. **#85-174-2B**, River View Estates, West Lampeter Township
3. **#86-23B**, Abram K. Allgyer, Leacock Township
4. **#88-7-1**, 101 S. Queen Street, Lancaster City
5. **#89-207-7**, Bear Creek Elementary – Proposed Large Scale Solar Facility, Mount Joy Township
6. **#93-184-1**, 401 Locust Street, Columbia Borough
7. **#19-2**, St. Anthony of Padua Roman Catholic Church, Lancaster City
8. **#19-3**, Mel Hoffer, Jr., Mount Joy Township
9. **#19-4**, Brownstown Elementary School Additions and Renovations, West Earl Township

Commissioner Bamford moved to recommend approval of the above reviews. Commissioner Ryan seconded the motion. The motion passed unanimously.

- 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.**
- D. Community Planning Reviews:

1. **#4-99**, Brecknock Township, Proposed amendment to the Zoning Ordinance by amending Article II entitled "Definitions" to revise the definition of kennel; by amending Article V, Section 110-18, 110-19, and 110-20 to make kennels a use permitted by right in the Agricultural (AG), Agricultural-2 (AG-2), and Forest Recreation (FR) Zoning Districts; and by amending Article VII entitled "Performance Regulations" to revise Section 110-58 entitled "Veterinary Facilities and Kennels"

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

2. **#41-157**, Manor Township, Proposed amendment to the Subdivision and Land Development Ordinance by revising landscaping requirements and by adding landscaping requirements for refuse collection and containment stations

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

3. **#41-158**, Manor Township, Proposed amendment to the Zoning Ordinance by revising certain definitions; by revising Section 425-11(A)D.(2) relating to subdivisions in the Agricultural Zone; providing for a maximum lot coverage in the Rural Zone; adding veterinary clinics as a permitted use in the General Commercial Zone; revising the driveway requirements of Section 425-39; adding criteria for refuse collection and containment stations in the general provisions; adding specific criteria for communications antennas, towers, and equipment located within a street right-of-way; deleting the term echo housing and setting forth criteria for an accessory dwelling unit; by deleting echo housing in the Agricultural Zone and Rural Zone and substituting accessory dwelling unit therefore; and by adding accessory dwelling unit as a special exception in the Low-Density Residential Zone, Medium-Density Residential Zone, High-Density Residential Zone, Mixed Residential/Commercial Zone,

Village Zone, Low-Density Residential Flex Zone, Medium-Density Residential Flex Zone, and High-Density Residential Flex Zone

Commission Karr moved to recommend approval of the above review with suggestion to revise section C and remove Section H. Chairman Haverstick seconded the motion. The motion failed 1-5 (Commissioners Haverstick, Ryan, Bamford, Smith-Wade-El and Yoder voted nay).

In a second motion Commissioner Smith-Wade-El suggested regarding the section C of the Zoning Ordinance amendment that provides specific criteria for accessory dwelling units, that the Township allow detached accessory dwelling units in the Village zoning district and in all of the residential zoning districts. Also, in Section H the Township reconsider its requirement that accessory dwelling units be removed from the property within 12 months of vacancy given the financial difficulty this would impose on the property owner.

After discussion, Commissioner Smith-Wade-El moved to recommend approval of the above review, as amended. Commissioner Bamford seconded the motion. The motion passed 5-1 (Commissioner Karr voted nay).

4. **#56-98**, Salisbury Township, Proposed amendment to the Zoning Ordinance to revise regulations governing uses not provided for, amusement arcades, convenience stores, and off-street parking

Commissioner Ryan moved to recommend approval of the above review. Commissioner Bamford seconded the motion. The motion passed unanimously.

E. 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.**

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

1. **#70-106-18B**, Yarrum, LP, West Donegal Township
2. **#73-556-6**, Conestoga Valley Middle & High School for Conestoga Valley School District, East Lampeter Township
3. **#74-91-1**, Kendig Subdivision, Christiana Borough
4. **#77-119B**, Michael & Diane Miller Brown, Bart Township
5. **#80-35D**, Kingdom Christian Ministries, Drumore Township
6. **#95-96-1A**, Tractor Supply, Elizabeth Township

7. #19-5, 1399 Bowmansville Road, Brecknock Township
8. #19-6, David A. Blank, Salisbury Township

Commissioner Smith-Wade-El 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:

IX. Adjournment: Commissioner Karr moved to adjourn the meeting. Commissioner Yoder seconded the motion. The meeting was adjourned at 5:05pm.