

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, MARCH 11, 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, Benjamin Bamford, Edward Fisher, Gretchen Karr and Ismail Smith-Wade-El were present.

STAFF: James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Laura Proctor, Alex Rohrbaugh, Porter Stevens, Brian Reid, Mark Huber, Kip Van Blarcom, Taylor Lawrence and Farah Eustace were present.

OTHERS: Matt Crème Lancaster Township
Jon E. Beck East Hempfield Township
Joel Young Rettew Associates

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 Bamford moved to approve the minutes as submitted. Commissioner Yoder seconded the motion. The motion passed unanimously (Commissioners Fisher, Martin and Shaffer abstained).

IV. Appointments, Presentations and Reports:

- A. Scheduled Public Presentations: **None.**
- B. Committees and Task Forces: **None.**
- C. Reports and Presentations from LCPC Staff:
 - 1. Executive Director: No report.
 - 2. Division Directors:

Mr. Bob Bini, Director for Transportation Planning, provided an update on the State Transportation Commission 2021 Twelve Year Program update. This program is Pennsylvania's multimodal, long range transportation program that prioritizes projects over the next twelve years. It is updated every two years with input from the public. You can take online Transportation Survey and join an online public meeting on March 20, 2019 from 6:30 - 7:30 p.m. to provide your feedback and to learn about the 2019 Transportation Performance Report. An online survey is available during the open public comment period from March 11 through April 26, 2019. This information will be forwarded to the Commission members and municipal officials. More information can be found on talkpatransportation.com.

Chairman Haverstick commended staff for the Active Transportation Program open house that was held last week, he said it was well attended.

- b. Mr. Scott Standish, Director for Countywide Planning, presented Place-Based Planning Area reports and said the goals are to achieve consistency between county policy as defined in Places2040, local planning and regulations; undertake the next level of planning for places2040 by defining a process focused on place-based planning area and providing more detailed data and analysis to support this effort. Municipal managers/planning staff, authorities and school districts will be part of the process. Planning meeting will be held in different area in spring to establish a taskforce and LCPC internal support team. Also, to determine a timeline and structure for the process including civic engagement. Partners for Place will also play a key role in planning process.

Mr. Standish said that existing local, regional and county plans will be reviewed, existing conditions, development trends, buildable lands and growth tracking will be outlined as well. Finally, a report will be produced highlighting key findings of planning process and design this report to be consistent with 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. **#10-29**, Colerain Township, Proposed amendment to the Zoning Ordinance to (1) modify the regulations for subdivisions of parcel within the A-Agricultural District; (2) modify echo housing/elder cottage regulations and add provisions for tiny houses; (3) provide regulations for bed & breakfasts; (4) to provide regulations for forestry; and (5) to clarify and provide regulations for flag lots, and to amend the Subdivision & Land Development Ordinance to provide clarification and amendments to the flag lot regulations

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

- 2. **#29-235**, East Hempfield Township, Proposed amendment to the zoning map to change the zoning classification for the tract of land identified as tax parcel no. 2907623400000 and for a 36.48 portion of the tract of land identified as tax parcel no. 2903773900000 from Agricultural Holding to Campus, and to change the zoning classification for the remaining 30.46 portion of the tract of land identified as tax parcel no. 2903773900000 from Agricultural Holding to Enterprise

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

- 3. **#29-236**, East Hempfield Township, Proposed Zoning Ordinance amendment to permit motor vehicle stations within the Campus Zoning District, to

eliminate setbacks between motor vehicle fueling stations and nearby uses, to allow motor vehicle fueling stations to operate twenty-four hours a day without seeking a special exception, and to permit commercial day-care facilities in the Campus Zoning District

Commissioner Fisher moved to recommend approval of the above review. Commissioner Shaffer seconded the motion. The motion passed unanimously.

- 4. **#35-106A**, Leacock Township, Proposed amendment to the Zoning Ordinance to add Section 310-87 to include as conditional uses permitted in the Limited Manufacturing (LM) Zone and to add a new Article XVII - Limited Manufacturing-2 (LM-2) Zone

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

- 5. **#35-107A**, Leacock Township, Proposed rezoning of eight tracts of land totaling approximately 52.31 acres located on the west side of Old Leacock Road and south of Irishtown Road from Rural Village to Limited Manufacturing-2 & Commercial (C-2)

Commissioner Yoder moved to recommend approval of the above review. Commissioner Ryan 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. **#74-266-4C**, 1443 Eshelman Mill Road, West Lampeter Township
- 2. **#78-427-1**, Eby's Garage, LLC, Earl Township
- 3. **#82-142-4**, 44 Queen Road, Leacock Township
- 4. **#86-236-2**, Stone Gables, West Donegal Township
- 5. **#88-58-2**, Stonebarn Place, West Earl Township
- 6. **#88-92-1**, Lancaster Pump/CB Tool, Lancaster Township
- 7. **#91-39-3**, Levi M. & Mary F. Stoltzfus, Colerain Township
- 8. **#19-7**, Seldomridge Road, Salisbury Township
- 9. **#19-9**, 239 Hossler Road, Rapho Township
- 10. **#19-10**, Allen S. & Anna M. Newswanger, Earl Township

Commissioner Shaffer 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 Martin moved to adjourn the meeting. Commissioner Yoder seconded the motion. The meeting was adjourned at 3:53p.m.