

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

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

MEMBERS: Commissioners Scott Haverstick, Terry Martin, Roni Ryan, William Shaffer, Alice Yoder and Gretchen Karr were present.

Commissioners Benjamin Bamford, Edward Fisher and Ismail Smith-Wade-El was not present.

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

OTHERS: James Strong Member's 1st
Rick Castranio Member's 1st

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 – March 11, 2019: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Karr seconded the motion. The motion passed unanimously.

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:

a. Mr. Scott Standish, Director for Countywide Planning, reminded that the Partners for Place meeting is rescheduled for April 3, 2019 at 10:30 a.m. He said staff is working on having spring meetings in late April or early May at different locations within the county.

b. Mr. Bob Bini, Director for Transportation Planning, distributed a flyer for a workshop which will be held on April 17, 2019 from 6:00-7:00 p.m. at East Lampeter Township municipal building. He said this workshop is for municipal representatives to learn about the Smart Growth Transportation (SGT) program. Staff will give a presentation on the application timeline, eligible projects and funding reimbursement process. Notice of Intent forms and updated program guidelines will be distributed at the workshop and as well as posted on the LCPC website. This is a fifth round of funding for SGT program.

c. Mr. Dean Severson, Director for Community Planning, said that this On-Farm Business Community Planning Tool will address the development of on-farm businesses and provide guidance to municipal representatives on how to adapt their Zoning Ordinances to regulate them. Community planning staff has been working on developing this document, Laura Proctor, Senior Community Planner will talk about it in details. At the end staff will ask the Commission to endorse the document.

- On-Farm Business Community Planning Tool - Introduction

Laura Proctor, Senior Community Planner, provided an overview of the need of creating of a Community Planning Tool for the regulation of on-farm businesses in Lancaster County. These types of businesses initially developed as a means to supplement income during the winter months when farmers were neither planting nor harvesting. However, many on-farm businesses have become so successful and productive that they are close to or have already outgrown their current facilities.

The owners of these businesses are facing challenges due to their operations growing too large for the agricultural areas in which they are located. In expanding their businesses, they often risk non-compliance with municipal Zoning Ordinances.

The Economic Development Company of Lancaster has been working with LCPC, municipalities and business owners to address this issue. Partners for Place, Lancaster Agricultural Preserve Board and Lancaster Farmland Trust will likely be involved to provide feedback and analysis. The study area is identified on the Future Land Use and Transportation Map in *Places2040* as part of the Eastern Lancaster County Cultural Landscape. Several Municipalities in ELANCO and Pequea Valley regions have expressed interest, it was previously discussed in the Elanco Region Comprehensive Plan and in the Zoning Ordinances of the eight involved municipalities in that region.

This Community Planning Tool seeks to provide guidance to municipal officials on how they can approach this issue so that they can allow their local on-farm business to grow when creating or revising their regulations.

Commissioner Martin moved to endorse the on-Farm Business Community Planning Tool. Commissioner Shaffer seconded the motion. The motion passed unanimously.

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. **#4-100**, Brecknock Township, Proposed Zoning Ordinance amendments by amending Article V, Section 110-22 entitled "Residential Medium (RM) District" to revise lot area and density regulations for townhouses and apartments, and by amending Article VII, Section 110-39 entitled "Residential Uses" to revise the performance regulations related to townhouse and apartment dwellings

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

2. **#8-189**, East Cocalico Township, Proposed Zoning Ordinance amendment to Article III (General Provisions), Section 220-45 (Outdoor Signs) by revising certain requirements for dynamic message display signs in subsection 220-45.A(22)

Commissioner Ryan moved to recommend approval of the above review. Commissioner Yoder 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. **#69-174-1G**, Duane R. & Natasha L. D’Orazio, Manheim Township
2. **#77-408A**, 166 Ulrich Road, Fulton Township
3. **#78-290-2**, 1341 Hilltop Road, Brecknock Township
4. **#78-386-2**, 6980 & 6950 Division Highway, Caernarvon and Salisbury Townships
5. **#79-188-4**, Kendig Square (Weis#133 Gas-N-Go) West Lampeter Township
6. **#80-385D**, 426 Twin Elm Road, Strasburg Township
7. **#81-244B**, Roscoe Greenawalt, West Donegal Township
8. **#89-383-1**, 3856 Oak Lane, Leacock Township
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10. **#07-13B**, Paul S. Blank, Salisbury Township
11. **#19-11**, A&A Enterprises, Brecknock Township

Commissioner Martin moved to recommend approval of the above reviews. Commissioner Yoder seconded the motion. The motion passed unanimously (Commissioner Martin abstained from item#4).

9. #97-164-1, KFG Trucking, LLC, West Lampeter Township

Commissioner Shaffer suggested that it should be strongly recommended that Township and County staff work to obtain a commitment from the applicant to identify and dedicate an easement that would allow the proposed trail to pass through the subject property and cross the Conestoga River via the existing railroad bridge.

After discussion, Commissioner Shaffer moved to recommend approval of the above review, as amended. Commissioner Ryan 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 Ryan seconded the motion. The meeting was adjourned at 4:05 p.m.