

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, APRIL 8, 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, and Ismail Smith-Wade-El were present.

Commissioners Benjamin Bamford, Edward Fisher and Gretchen Karr were not present.

STAFF: Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Laura Proctor, Alex Rohrbaugh, Porter Stevens, Mark Huber, Kip Van Blarcom, Mike Domin, Taylor Lawrence, Farah Eustace and Kelly Eck were present.

OTHERS:	Tammi Fitzpatrick	Community Basics
	Lisa Green	Community Basics
	Mike Davis	Barley Snyder
	Todd Vaughn	David Miller Associates, Inc.
	Jim Stouffer	
	Jalana Thomas	

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 25, 2019: Commissioner Shaffer 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: **None.**

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

C. Reports and Presentations from LCPC Staff:

1. Executive Director: No Report

2. Division Directors:

- a. Mr. Bob Bini, Director for Transportation Planning, said that the Transportation Technical Advisory Committee met a short time ago. At that meeting there was a recommendation made to the MPO for the adoption of the Active Transportation Plan, that recommendation was unanimous. It was a great outcome from that discussion.

At this meeting there was a report from the PENNDOT Deputy Secretary of Multi Modal Transportation for a couple projects related to our Transportation Improvement Program. The first is the Mount Joy Train Station, there was a request to add money to that project to cover remaining costs of that project and anticipated that construction of the Mount Joy Train Station will be complete in September. At some point there may be an invitation from the Deputy Secretary for the MPO Committee to do a site visit to the train station. The second was to request the addition of funding through the Transportation Improvement Program for parking at the Lancaster Train Station. To add approximately 300 surface parking spaces at the station. In addition to that, the old lot already owned by PENNDOT that was originally the Fulton Bank lot and site adjacent to that lot will be combined to and formalize parking there and begin to charge for parking. This is an addition of 30 spaces to the existing 30 spaces already there.

The third aspect is the current troublesome state of funding for transit in Pennsylvania. Currently there is a lawsuit challenging the PA Turnpike Commission's payment to PENNDOT of \$450 million dollars annually that support multimodal transportation in the Commonwealth. Until that lawsuit is finally adjudicated, there is still some uncertainty about transit funding in the long term for Pennsylvania. The Court tossed out the lawsuit which is coming from the motor carrier interests' but that is on appeal now as of the day immediately following the decision by the Court. If it's not resolved, what that puts at risk is the State's matching funds that are most often used with Federal money to support projects that Penn Dot funds for Transit.

- b. Mr. Scott Standish, Director for Countywide Planning, there are a couple of things to update. One is the Spring meetings with managers, school districts and the authorities. We will be sending something out and you are invited to attend those if you can. We will be holding five

meetings. The first one will be in the Northwest and will be held on April 25, 2019, and will be held at the Mount Joy Township Building. The second will be the Metro Area and we are combining West, which will include Manor, Pequea and Conestoga together. The only one not scheduled is the Solanco Region. We are trying to meet with the (COG) Council of Government. That will be an evening meeting.

Scott will be speaking on Wednesday with the Lancaster Intermunicipal Committee Group regarding the West Lampeter issue where we were able to convince them to not go it alone and to think bigger. He will also be going to the Lancaster Township annual meeting regarding Places2040 implementation at the Conestoga Country Club.

Partners for Place met last week. Partners are ready and willing to get engaged in the implementation. We will be involving them in this next level of planning as we move forward.

The last thing to be talked about, is a copy of the Annual Report for 2018, following the same format as in the past with exception. Typically, these reports are the reports from the Commission to the community. This was changed so that the message came from our Chairman, Scott Haverstick, who provided the message for the report. We also utilized our Mission Statement Goals and Vision to develop structure for the plan. It starts with why we do what we do, what we do and how we do it. There is a page that highlights a map to show the bigger projects.

We are going to wait for a meeting where all members are in attendance to take a picture to use in future reference. Mr. Standish thanked staff for their work on the Annual Report.

- c. Mr. Dean Severson, Director for Community Planning, welcomed and introduced to the Commission Kelly Eck, as the new Administrative Secretary.

Mr. Severson also discussed changes to the Short Term Rental Community Planning Guide.

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. **#2-41**, Akron Borough, Proposed amendment to the Zoning Ordinance by adding provisions relating to "short-term rentals" including a definition of "short-term rental", creating conditions for approval by right of that use, establishing short-term rentals as permitted uses by right in all zoning districts and modifying other zoning related regulations associated therewith and also modifying the definition pertaining to "lot coverage" and deleting the definition for "maximum impervious surface".

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

2. **#46-141**, Mount Joy Township, Proposed amendment to Chapter 113, Storm Water Management, to add regulations governing high tunnels and to amend the Zoning Ordinance to revise fence regulations

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

3. **#52-42**, Providence Township, Proposed miscellaneous amendments to the Zoning Ordinance

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

4. **#59-23**, Terre Hill Borough, proposed Zoning Ordinance & Map Update

Commissioner Smith-Wade-El 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. **#74-160A**, Wayne R. & Linda K. Houck, West Hempfield Township
2. **#76-38-3**, Sunrise Structures, Salisbury Township
3. **#79-93-3**, Goodwill Keystone Area, Mount Joy Township
4. **#84-180-3**, Parkside Reserve, Manheim Township
5. **#87-97-1**, Jeffrey A. & Patricia S. Nadu, Martic Township
6. **#90-174-5**, Lititz Rec Center Expansion, Lititz Borough

Commissioner Haverstick called upon Attorney Davis of Barley Snyder to open discussion of Sunnyside – Phase 1, Lancaster City. Attorney Davis introduced Todd Vaughn of Davis Miller Associates, Inc. This plan is Phase 1 of the Plan for Sunnyside with 170 units being proposed of the 300 in the total project. Mr. Vaughn stated that the City required the developer to develop a portion of the trail.

Mr. Vaughn stated that the quarry has been decommissioned to DEP standards. He also illustrated the various components of the plan.

The plan shows the quarry rim trail as part of the trails along the river which will be constructed by other organization that are involved with the river trail work.

Mr. Vaughn also discussed the apparent discrepancy in zoning for a portion of the property.

Commissioner Shaffer asked if the Quarry could be used for recreation activities and if there is a plan for the that. Mr. Vaughn said there is not. Commissioner Shaffer asked if it could be used for recreation activity at some time. Mr. Vaughn said it could be. Attorney Davis, counsel for Community Basics, said the quarry use has been a topic in discussion for some time. The issue became who was going to own it and who was going to take on the responsibility for the liability associated with having it as a recreational use. That provision was not included in the original County agreement.

Mr. Vaughn suggested that a sheet be added to include connectivity of future trails by others.

7. **#95-168-3A**, Sunnyside – Phase 1, Lancaster City

Commissioner Shaffer moved to recommend approval of the above reviews. Commissioner Ryan seconded the motion if a sheet is included with the Plan regarding the trail crossing the County property. The motion passed with Commissioner Smith-Wade-El abstaining.

- 8. **#03-8-1D**, Landis Farm – Phase 4, East Hempfield Township
- 9. **#03-51-5A**, Elm Tree Properties, LLC – Phase 5A, Rapho Township
- 10. **#04-25-1**, Carl & Fanny Smucker, Little Britain Township
- 11. **#06-55B**, Darrel Lehman Dump Truck Services, LLC, Mount Joy Township
- 12. **#08-46A**, Wildflower Ridge, East Earl Township
- 13. **#17-4A**, Charles Rehm, Paradise Township
- 14. **#19-12**, LHC Holdings, LLC, Upper Leacock Township
- 15. **#19-13**, United Churches Elizabethtown Area, Elizabethtown Borough
- #19-15**, Steven Stoltzfus Residence, Salisbury 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 Ryan moved to recommend approval of the above reviews. Commissioner Yoder seconded the motion. The motion passed unanimously.

The meeting was adjourned at 4:25 PM.