



**Lancaster County  
Planning Commission**

**Public Meeting Minutes**

**Monday, April 10, 2023 at 2:30 p.m.**

Lancaster County Government Center  
150 North Queen Street, Lancaster, Pennsylvania  
Rooms 102/104

**Call to Order**

Terry Martin called the meeting to order at 2:30 p.m.

**Planning Commission Members**

Terry Martin, Ben Bamford, Ed Fisher, Ray Marvin, Jeb Musser, Gretchen Raad, John O. Yoder III, and Heather Zink were present. RC Carrasco was not present.

**Staff**

Scott W. Standish, Kip Van Blarcom, John D. Hershey, Will Clark, Alex Rohrbaugh, Gwen Newell, Mark Huber, Joella Neff, Mary Frey, Amanda Peters, Trevor West, Kim Citarella, Micah Reeder, Nick Shenk, Mike Domin (virtually) and Faith Gaddie (virtually) were present.

**Other**

Jon Beurele (virtually)      Lancaster County Emergency Management Agency (LEMA)  
Michael Lyon (virtually)      Walsh Pancio, LLC

**Call to Audience**

No one from the audience addressed the commission regarding an item not on the agenda.

**Approval of Minutes**

[0:55](#)

The commission reviewed the minutes from the Monday, March 13, 2023 Planning Commission Public Meeting.

**Mr. Bamford made a motion to approve the minutes as submitted. Ms. Zink seconded the motion. The motion passed unanimously.**

## Presentations and Reports

### A. Staff Report

[1:34](#)

Mr. Standish provided updates on department staffing and announced Mr. Stevens' departure from LCPD. Mr. Standish thanked members of the commission for their contributions to the Planning Leadership Awards Committee and encouraged them to attend the event on May 9, 2023. Mr. Standish noted Chuck Marohn would speak at the Ware Center on April 12, 2023 and host a follow-up conversation with local leaders the next morning.

### B. Team Leader Updates

[5:32](#)

Mr. Clark provided updates on the Limited English Proficiency (LEP) Plan, Public Participation Plan (PPP), and connects2040 Implementation Program Guidelines. Mr. Clark noted recent changes to the membership requirements of the Metropolitan Planning Organization (MPO) and Transportation Technical Advisory Committee (TTAC). Mr. Martin then recommended new appointments to those bodies.

[14:14](#)

Mr. Hershey provided updates on the Lancaster Train Station Small Area Plan and 12-step growth area recalibration process. Mr. Hershey noted the new e-submission software would be tested internally beginning next week.

[17:48](#)

Mr. Van Blarcom explained that changes were being made to the LCPC and MPO agendas and minutes to make them more consistent with each other. He also updated the committee on the development of various plans and presented an overview of comments from the department's regional meetings.

## New Business

### A. For Action

#### *Community Planning Reviews (2)*

1. **44-61A**, Millersville Borough – Proposed amendment to the Zoning Ordinance and Map to change the Traditional Neighborhood District from an Overlay District to a Conventional Zoning District, to revise the provisions for Traditional Neighborhood Development and to revise provisions for Live-Work units.

[36:04](#)

Mr. Rohrbaugh noted this was a resubmittal of CPF 44-61 with the option for single-family residential on 1-acre lots removed. He recommended approval of this proposal with the following modifications: 1) increase the maximum allowed density, 2) require connections to adjacent neighborhoods, 3) exclude storm water management areas from calculations pertaining to proposed open space, and 4) permit traditional neighborhood development by right.

**Mr. Marvin made a motion to approve with Mr. Rohrbaugh's modifications. Ms. Raad seconded the motion. Mr. Bamford abstained. The motion carried.**

2. **56-100**, Salisbury Township – Proposed rezoning of certain properties fronting on Lime Quarry Road from their existing classification as Residential Zone (R-1) to a new classification of Residential Zone (R-2).

[44:34](#)

Mr. Rohrbaugh presented on behalf of Mr. Stevens, the reviewer, and recommended approval of this proposal.

**Mr. Yoder made a motion to approve the proposal as presented. Mr. Marvin seconded the motion. The motion passed unanimously.**

## B. For Information

[48:15](#)

### *Community Planning Reviews (2)*

1. **27-126**, Ephrata Township – Proposed amendment to the Zoning Ordinance to revise regulations governing short-term rental units
2. **45-102**, Mount Joy Borough – Proposed amendment to the Zoning Ordinance to revise regulations governing municipal uses

### *Subdivision and Land Development Items (19)*

1. **66-87A**, Kevin Weaver, West Lampeter Township
2. **69-122-2B**, Pyle Tract – Phase 2, East Earl Township
3. **76-105-1**, Proposed Arby's Restaurant for the Parikh Network, Manheim Township
4. **79-472-5**, John F. Stoltzfus, Salisbury Township
5. **82-20-1**, 1005 Main Street, East Earl Township
6. **86-229-1F**, Manor Ridge, Manor Township
7. **87-447-1**, Groff Residence, Sadsbury Township
8. **89-47-4**, 195 Swartzville Road, East Cocalico Township and Brecknock Township
9. **95-33-2**, Amos L. Beiler, Sadsbury Township and Bart Township
10. **97-72-1**, Satnam II, LLC, Millersville Borough
11. **06-111A**, 503 School Road, Brecknock Township
12. **06-95-2**, Ephrata Intermediate School Athletic Field Improvements, Ephrata Borough
13. **07-34-1**, 832 Strasburg Road, Paradise Township
14. **18-27A**, Jonas J. King, Salisbury Township
15. **23-10**, 2303 Leaman Road, East Lampeter Township
16. **23-6**, Magnolia Lance Properties, LLC, Strasburg Township
17. **23-7**, 351 Quarry Road, East Earl Township
18. **23-8**, 58 E. Main Street, Adamstown Borough
19. **23-9**, Clayland Commons, Clay Township

## Other Business

### Adjournment

Ms. Zink made a motion to adjourn. Mr. Bamford seconded the motion. The motion passed unanimously, and the meeting adjourned at 3:19 p.m.

Link to recorded meeting: <https://vimeo.com/816607142>

Next scheduled meeting:

**Monday, May 8, 2023, at 2:30 p.m.**

Upcoming meetings:

MPO	April 24, 2023	12:30 p.m.
ATAC	May 18, 2023	6:30 p.m.
TTAC	May 22, 2023	12:30 p.m.

*Please note: This meeting was recorded to capture the full discussion of the items above. For brevity, minutes have been simplified to focus on action items and key points in the discussion.*