

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE: MONDAY, APRIL 22, 2019**

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

**MEMBERS:** Commissioners Scott Haverstick, Terry Martin, Alice Yoder, Roni Ryan, Benjamin Bamford, Edward Fisher and Gretchen Karr were present.

Commissioner Ismail Smith-Wade-El and Commissioner William Shaffer were not present.

**STAFF:** Scott Standish, Bob Bini, Gwen Newell, Brad Stewart, Laura Proctor, Alex Rohrbaugh, Porter Stevens, Brian Reid, Taylor Lawrence, Kelly Eck and Farah Eustace were present.

<b>OTHERS:</b>	Dennis Stuckey	Lancaster County Commissioner
	Mary Jane Osborne	Little Britain Township
	Donald L. Osborne	Little Britain Township

II. Call to Audience

Commissioner Haverstick addressed the audience regarding any item on the agenda to speak at the appropriate time or to make comments at the end of the meeting.

III. Approval of the Minutes of Prior Meeting – April 8, 2019: Commissioner Bamford moved to approve the minutes as submitted. Commissioner Ryan seconded the motion. The motion passed unanimously. Commissioner Fisher and Commissioner Karr arrived late and were not present to approve the minutes.

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
2. Division Directors
  - b. Mr. Bob Bini, Director for Transportation Planning, reported that the MPO adopted the Lancaster Active Transportation Plan.
  - c. Mr. Scott Standish, Director for Countywide Planning, reported that he met with the Lancaster Intermunicipal Committee Group last Wednesday, April 10 to discuss next level planning and preparation for Places2040 Part 2.

Scott also reported he had the opportunity to speak at the Lancaster Township Volunteer Appreciation Night. Commissioner Shaffer asked him to attend. During the meeting Commissioner Shaffer was impressed and thinks it should move forward. Scott said the challenge will be to work with Lancaster Intermunicipal Committee Group and other groups to work together. The next meeting, the Spring meeting, will be to talk about how we can move forward with weekly contact.

Scott also had the opportunity to present at one of our newest Partners for Place Board Meeting with the United Way. He reported that there is a lot of interesting connections between the work they are doing and the work we are doing. It was a great opportunity to share with people that have not heard the Places2040 story before.

Scott also attended the first orientation meeting with the Align Resources Group. Discussion took place regarding the County's limited resources and how we can align and implement Places2040. Ernie Shriver, past editor of Lancaster Newspapers, is going to lead that effort.

This Thursday is our first Spring meeting with the managers and professional planners in the Northwest Region in Mount Joy Township. If anyone is still interested in coming, please let staff know so we can make sure you have lunch. The meeting will take place from 11:30a.m. until 1:00p.m. and we will discuss the next level of planning.

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. **#13-35** Conoy Township, Proposed amendment to the Zoning Ordinance to amend definitions, to amend setback and height regulations in the Village Center Zoning District, and to amend provisions for roof-mounted solar collectors.

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

2. **#29-236A**, East Hempfield Township, Proposed amendment to the Zoning Ordinance involving the definitions and permitted zones for car wash and detailing, convenience stores, motor vehicle fueling stations, truck stops, and day-care services

Commissioner Bamford moved to recommend approval of the above review with additional RM language as appropriate. Commissioner Ryan seconded the motion. The motion passed unanimously.

3. **#57-62**, Strasburg Borough, Proposed amendment to the Zoning Ordinance to delete Section 107, uses not provided for; to revise and add definitions; to revise regulations governing bed and breakfasts; to revise permitted uses in the Highway Commercial Zone (C-2) and the Restricted Commercial Zone (C-3); and to deleted Section 504, Substitution or Replacement of Nonconforming Uses

Staff does not recommend approval of this Zoning Ordinance Text Amendment.

Commissioner Haverstick asked if the banning of Short-term Rentals has been litigated in Pennsylvania? Brad Stewart responded, no, not that we know of.

Commissioner Ryan made a motion to approve the recommendation as written. Commissioner Karr 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:

Gwen Newell asked the Commission if the Commissioner who makes the motion and the Commissioner who seconds the motion identify themselves so that the new secretary can familiarize herself with voices for preparation of the Minutes.

1. **#71-353-6B**, Village of Olde Hickory – Phase 2, Manheim Township
2. **#72-566-3B**, Frederick Steudler, Providence Township
3. **#74-426-1G**, Ivan King Lot 2, Leacock Township
4. **#77-239-2A**, Leroy Smucker Building Addition, Earl Township
5. **#79-485-1**, Village Green Apartment Complex Expansion, Elizabethtown Borough
6. **#93-160B**, Donald L. & Mary Jane Osborne, Little Britain Township, Fulton Township
7. **#99-146A**, Countryside Rest, Bart Township
8. **#14-28C**, Lancaster City Operations Center, Lancaster Township, Manheim Township
9. **#17-56A**, Bartshire Preservation Trust, Bart Township

Commissioner Martin moved to recommend approval of the above reviews. Commissioner Karr seconded the motion. The motion passed unanimously. Commissioner Bamford asked to be removed from the vote for Advisory Review #8.

E. Other Planning Matters:

F. Additions to the Agenda (with 24-hour Public Notice): **None.**

VII. Old Business:

Commissioner Martin asked for a report from Brad Stewart who attended the Short-term Rental session at the PSATS Conference. Brad reported that the session was greatly attended, about 90 people attended. Representatives from West Donegal, Elizabeth Township, Pequea and Tom Daniels from Lancaster Township were in attendance. It was a very interactive meeting and well received. Brad said he was part of a three persons panel, which also included Claudia Shank from Mcnees, Wallace and Nurick, and Rose Mape from the PA Association of Bed and Breakfasts Inn.

Commissioner Haverstick asked if this guide, that was so well done, can be accessed online and Brad referenced the LCPC website.

Commissioner Haverstick acknowledged Commissioner Stuckey for his ongoing support.

VIII. New Business and Discussion Items: **None.**

IX. Adjournment: Commissioner Karr moved to adjourn and Commissioner Yoder second the motion.

The meeting was adjourned at 3:12p.m.