



LANCASTER COUNTY  
**PLANNING**

## **Planning Commission Meeting Minutes**

**Monday, May 8, 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**

<b>x</b> Terry Martin, Chair	<b>x</b> RC Carrasco	<b>v</b> Gretchen Raad
<b>x</b> Ben Bamford, Vice Chair	<b>x</b> Ray Marvin	<b>x</b> John O. Yoder III
<b>x</b> Ed Fisher, Secretary	Jeb Musser	<b>x</b> Heather Zink

**x** Present      **v** Virtual attendee

#### **Department Staff**

Scott W. Standish, Kip Van Blarcom, John Hershey, Will Clark, Alex Rohrbaugh, Gwen Newell, Mike Domin, Mark Huber, Kristiana Barr, Marie Quigg, Kim Citarella, Micah Reeder, Nick Shenk, Joella Neff (virtually), Amanda Peters (virtually), Renee Addleman (virtually), and Faith Gaddie (virtually) were present

#### **Other**

Commissioner Ray D'Agostino	Lancaster County Board of Commissioners
Jonathan Dalziel (virtually)	Saxton & Stump, LLC
Todd Bartos (virtually)	The Bartos Group, LLC
Nora Brooks	Warehaus AE
Jon Beurele (virtually)	Lancaster County Emergency Management Agency
Alexis Morris (virtually)	Citizen

### **Call to Audience**

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

## Approval of Minutes

The commission reviewed the minutes from its Monday, April 10, 2023, meeting.

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

## Presentations

### A. Executive Director's Report

[0:01:15](#)

Mr. Standish provided an update on department staffing and reminded the commission of the places2040 Planning Leadership Awards being held on May 9, 2023. He also provided an update on the joint effort between the Lancaster County Planning Commission (LCPC), Lancaster Farmland Trust (LFT), and Lancaster County Agricultural Preserve Board (APB). Mr. Standish noted that two subcommittees were established to align policies and improve consistency between the organizations. Commissioner Ray D'Agostino will bring the organizations together to discuss the subcommittees' recommendations in the near future.

### B. Lancaster Train Station Small Area Plan

[0:03:55](#)

Mr. Domin provided an overview of the Lancaster Train Station Small Area Plan. Mr. Domin noted that the final committee meeting was held on April 29, 2023 and that the plan is to be completed by the end of May.

Mr. Domin addressed several questions from the commission about the plan.

Mr. Bartos asked when the meetings with landowners occurred and if all landowners were contacted. Mr. Domin explained that some landowners participated in key stakeholder interviews before the release of the draft plan. He also noted that landowners were invited to both public meetings. Mr. Bartos asked if there were any communities with similar plans that were successful in bringing residential and commercial uses to a transit hub. Mr. Domin responded that there were no direct comparisons due to the unique opportunities in Lancaster City around the train station, but Montgomery County was a model for the plan.

### C. MPO Funding: Transportation & Land Use

[0:42:50](#)

Mr. Clark explained that the MPO recently adopted a document outlining how transportation projects are scored and ranked. Mr. Clark asked the commission if they would like to develop a recommendation for the MPO that would tie the implementation of land use recommendations included in studies to transportation funding. Several commission members expressed concerns about taking funding away from maintenance projects, while others supported the idea. Mr. Clark asked the commission to think about the potential policy and create a list of pros and cons for consideration during a future LCPC meeting.

## New Business

### A. For Information

[1:11:23](#)

#### *Community Planning Reviews (1)*

1. **33-145**, Lancaster City – Proposed amendment to the Zoning Ordinance to modify provisions related to short term rentals; to make editing improvements, and providing for the repeal of inconsistent ordinances; providing for the severability of the ordinance; and providing that the ordinance shall take effect in accordance with Pennsylvania Law

#### *Subdivision and Land Development Items (27)*

1. **69-144-1**, Compass Mill Complex, Warwick Township
2. **69-55-2A**, South Smith Drive, Quarryville Borough
3. **71-149-4**, David J. Petersheim, East Drumore Township & Providence Township
4. **72-147-2A**, Benjamin L. Beiler, East Drumore Township
5. **75-329-3C**, Peach Bottom Auto Body, Fulton Township
6. **75-52-5**, DS Machine, Leacock Township
7. **76-326-5**, EHM Properties, LLC, East Cocalico Township
8. **76-38-10**, Samuel E. King – Houston Run Lot1B, Salisbury Township
9. **77-391-3**, 81 N. Farmersville Road, West Earl Township
10. **83-22-1**, Gish's Furniture, East Lampeter Township
11. **86-285-21**, Conestoga Oral Surgery, East Hempfield Township
12. **86-370-6**, Green Tree Hardware, Bart Township
13. **87-299A**, Frank E. Sandoe, East Earl Township
14. **90-126-1**, Project Pangea, Penn Township
15. **92-72-1**, 29 Main Street, Akron Borough
16. **95-54-2**, Curvin Zimmerman Ag Operation, Earl Township
17. **00-2-3**, Esh Foods, Sadsbury Township
18. **00-5-1**, Daniel Z. & Priscilla F. Stoltzfus, Salisbury Township
19. **01-127-3F**, Lime Spring Square – Phases 3 & 6 (Lots 2 & 12), East Hempfield Township
20. **03-70-11**, Lancaster Airport Transteck Hanger, Manheim Township
21. **06-162-1**, Reuben L. & Naomi E. King, East Drumore Township & Little Britain Township
22. **11-53B**, Esbenshade Turkey Farm, Paradise Township
23. **23-11**, 120 Fridy Street, Mountville Borough
24. **23-12**, Gray House Property Holding Company – 422 Ruby Street, Lancaster City
25. **23-13**, Thaddeus Stevens College – Community Learning Center, Lancaster City
26. **23-14**, Repler Investments, LP – Central PA Sweepers, Mount Joy Township
27. **23-15**, 3402 East Lincoln Highway, Paradise Township

### Public Comment

No one from the audience provided any comments.

### Adjournment

**Mr. Yoder made a motion to adjourn. Mr. Bamford seconded the motion. The motion passed unanimously, and the meeting adjourned at 3:45 p.m.**

Link to recorded meeting: <https://vimeo.com/825192331>

### Upcoming Meetings and Events

Transportation Technical Advisory Committee (TTAC)	May 22, 2023	12:30 p.m.
Lancaster County Planning Commission (LCPC)	June 12, 2023	2:30 p.m.
Metropolitan Planning Organization (MPO)	June 26, 2023	12:30 p.m.
Active Transportation Advisory Committee (ATAC)	August 17, 2023	6:30 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.*