

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, MAY 13, 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 and Gretchen Karr were present.

Edward Fisher, William Shaffer and Ismail Smith-Wade-El were not present.

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

OTHERS: Nancy Harris Ephrata Borough
Gerald Garber West Lampeter Township

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 – April 22, 2019: Commissioner Benjamin Bamford made a motion to approve the minutes as submitted. Commissioner Alice 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 – James Cowhey had nothing to report.

2. Division Directors

- a. Mr. Scott Standish, Director for Countywide Planning, reported on the completion of the first phase of place based planning area meetings, there were four of them. The next one is the Southern Lancaster Inter-Municipal meeting on June 18th at 7:00pm. If you are available, it would be great to have you there. Scott thanked Terri, Scott, Roni and Alice for attending the meeting that we had last week. There was a good turn out by both municipal staff, authorities and by school districts. For those of you not there, staff presented the place based planning area concept and what next level planning will look like. Alex also directed an exercise to have the attendants identify which of the 26 policies were the most important to their region.

One of the highpoints of the exercise was the need to continue to do more regional planning, thinking regionally, whether it is about ordinances, regulatory issues or stormwater. There was a high interest in working together and that is what *Places2040* is all about.

Staff will be sending emails to all participants and to the ones who could not attend, asking them who will be their point-person for their particular area, so that we can develop working groups in each of the planning areas. We need to know who is interested in updating their plans now. There is a need in the Northwest and Metro areas and we need to time this out because of the 5 planning areas. It could potentially take up to a year for each.

Also, a planning group led by Alex, is looking at what are some of the data collection needs for each of the planning areas. We are going to start taking about Metro Quest survey for each of the planning areas. We will be doing the same exercise with the Planning Commissions, elected officials and the general public. This should be very telling. It will tell us if we are all on the same page.

Chairman Haverstick mentioned that he was very impressed with all of the place based planning area meetings and was proud to be a member of the Commission.

- b. Mr. Bob Bini, Director for Transportation Planning, had nothing to report.
- c. Mr. Dean Severson, Director for Community Planning, addressed the new report format. He thanked Gwen for helping formulate these new report formats. We hope that they better reflect the concepts of *Places2040*.

He also reviewed a Summary of Community Planning Division Projects.

Chairman Haverstick said he is amazed with how much the Community Planning Division is working on.

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. **#9-33**, West Cocalico Township, Proposed amendment to the Zoning Ordinance to provide regulations governing short-term rental units and to provide regulations for municipal uses, creation of lots, and fencing of deer enclosures

Commissioner Alice Yoder moved to recommend approval of the above review with the revisions discussed. Commissioner Roni Ryan seconded the motion. The motion passed unanimously.

2. **#26-16A**, Ephrata Borough, Proposed Zoning Ordinance & Map update

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

3. **#32-173**, West Lampeter Township, Proposed rezoning of approximately 5.78 acres located at the intersection of Eshleman Mill Road and Long Rifle Road from AG - Agricultural to R-1 - Residential 1

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

4. **#33-137**, Lancaster City, Proposed amendments to the Zoning Ordinance to address bicycle parking, riparian buffers, wireless communications facilities, short-term rentals, conversion of buildings to two-family or multi-family dwellings, adding a second residential building on a lot, firework sales and distilleries, and additional minor amendments

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

5. **#60-136A**, Warwick Township, Proposed amendment to the Zoning Ordinance by providing for definitions; establishing certain general and specific standards relating to the location, placement, construction and maintenance of communications towers and communications antennas; providing further for the regulation of such facilities within the public & private rights-of-way and outside the public and private rights-of-way; providing for the enforcement of said regulations; and providing for an effective date

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

6. **#60-137**, Warwick Township, Proposed amendment to the Zoning Ordinance by revising the cluster development requirements

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

7. **#60-138**, Warwick Township, Proposed rezoning of six properties totaling approximately 9.68 acres situated on the north side of East Newport Road at Orchard Road from RE - Rural Estate to LC - Local Commercial, one property totaling approximately 3.35 acres situated on the northwest side of future Sixth Street from R-1 Residential to R-2 Residential, two properties totaling approximately 3 acres situated northwest of future Sixth Street from I-1 Industrial 1 to R-2 Residential, and one property totaling approximately .55 acres situated on the south side of Rothsville Road at Clay Road from R-1 Residential to I-1 Industrial 1

Commissioner Alice Yoder moved to recommend approval of the above review. Commissioner Roni Ryan 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. **#70-106-21**, Proposed Parking Lot Expansion, West Donegal Township
2. **#71-269A**, 1039 Georgetown Road, Bart Township
3. **#71-354-11**, Lime Spring Village (Lime Spring Farms Phase 3), East Hempfield Township
4. **#71-441-2**, 825 Lititz Road, Manheim Township, Penn Township
5. **#76-36-1L**, Lancaster Log Cabin (DAS Properties, LLC), Salisbury Township
6. **#76-38-4**, Stoltzfus Welding, Salisbury Township
7. **#76-149-3**, High Meadow Lots 10 & 11, Manheim Township
8. **#79-231-2A**, Ambleside, East Lampeter Township
9. **#80-21-4**, Presidential Cabinets, East Cocalico Township
10. **#81-364A**, Conestoga House and Gardens, Lancaster Township

11. #83-159-7A, Willow Valley Communities – SouthPointe at Lakes, West Lampeter Township
12. #91-185-1, UMH PA Lancaster County, LLC, Caernarvon Township, Salisbury Township
13. #12-54-1G, Edge Investments, LLC, East Earl Township
14. #17-19-1, David & Rhonda Martin, Ephrata Township
15. #18-32-1, Eagle View Amish School, Manheim Township

Although Commissioner William Shaffer was not present, he did send an email regarding his concerns of having some kind of bell, or alarm in case of an emergency. Gwen Newell will amend the Review to address Commissioner Shaffer's comment.

16. #19-16, Traditions of American, East Hempfield Township, East Petersburg Borough
17. #19-17, JSL Mechanical, Inc., Adamstown Borough
18. #19-18, Amos S. Riehl, Strasburg Borough
19. #19-19, Welsh Stone Estate, LLC, Leacock Township, East Lampeter Township
20. #19-20, East King Street Fire Station, Lancaster City
21. #19-21, West King Street Fire Station, Lancaster City
22. #19-22, Signature Stone, Inc. West Lampeter Township

Commissioner Roni Ryan moved to recommend approval of the above reviews. Commissioner Alice Yoder seconded the motion. Commissioner Bamford abstained from voting on item VI. D. 10., LCPC #81-364A. Commissioner Martin abstained from voting on item VI. D. 12., LCPC #91-185-1. The motion passed.

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 Gretchen Karr moved to adjourn. Commissioner Terry Martin seconded the motion. The motion passed unanimously.

The meeting was adjourned at 4:35pm.