

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: TUESDAY, MAY 28, 2019

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

MEMBERS: Commissioners Scott Haverstick, William Shaffer, Roni Ryan, Benjamin Bamford, Edward Fisher, and Ismail Smith-Wade-El were present.

Commissioners Gretchen Karr, Terry Martin and Alice Yoder 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, Mike Domin, Mark Huber, Taylor Lawrence and Kelly Eck were present.

OTHERS:	Ron Funk	Historic Preservation Trust of Lancaster County
	Bob Price	Historic Preservation Trust of Lancaster County
	Susan Snyder	Board Member of Historic Society of Salisbury Township
	Aimee Tyson	Lancaster County Redevelopment Authority

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 – May 13, 2019: Commissioner Bamford made a motion to approve the minutes as submitted. Commissioner Ryan seconded the motion. The motion passed. Commissioner Shaffer abstained from the vote. Commissioner Fisher was not present at the time of the vote.

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, reported the 2020 Budget process has started.
2. Division Directors
 - a. Mr. Dean Severson, Director for Community Planning, had nothing to report.
 - a. Mr. Bob Bini, Director for Transportation Planning, reported a reminder email will be sent to all municipalities regarding funding for transportation improvement projects. Deadline for submission of Notification of Intent is May 31, 2019. Recommendations will be made June 7, 2019. Application deadline is July 19, 2019.
 - b. Mr. Scott Standish, Director for Countywide Planning, referred to Brian Reid to present an Activity Map that can be reviewed when the Draft Meeting Packet is posted on the LCPC Website.

Commissioner Haverstick commented that this Map is exactly what he envisioned. He asked if the Map will be updated for each Lancaster County Planning Commission meeting. Brian responded it will be available after the Draft Meeting Packet is posted to the LCPC Website.

Commissioner Smith-Wade-El asked is a glossary could be added, as the public is not familiar with the language used.

Mr. Scott Standish then referred to Mike Domin to present a map showing Trails in Lancaster County. Mike reviewed several trails that are completed as planned and that he attended the ribbon cutting of the Warwick to Ephrata Rail Trail. He also showed how some of the trails will be connected in the future.

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. **#31-172B**, East Lampeter Township, Proposed Zoning Ordinance Update

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

- 2. **#57-63**, Strasburg Borough, Proposed request for certification of 8-10 East Main Street as blighted property in accordance with the Lancaster County Board of County Commissioners Ordinance Number 56 enacted October 17, 2001

Commissioner Shaffer moved to recommend approval of the above review. Commissioner Bamford 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. **#72-605-2A**, M & G Realty, Salisbury Township.

Ron Funk, of the Historic Preservation Trust of Lancaster County, spoke about the Rising Sun Tavern and the need to preserve it as the building was built in approximately 1792. All care should be taken to retain the original structure and potentially integrate it into the future proposed land use.

Commissioner Ryan made a motion to recommend approval of the above review as amended. Commissioner Shaffer seconded the motion. The motion passed unanimously.

2. #77-288C, Ingham's Powder Coating, East Cocalico Township
3. #89-327-1, Advanced Food Products, New Holland Borough
4. #96-69-1A, Creekside Subdivision - Phase 1, Providence Township

Commissioner Shaffer shared his thoughts and concerns regarding this review:

- a. He feels a traffic study be done for Fairview Road / Beaver Valley Pike intersection due to the increased traffic.
- b. He asked if construction permits for infrastructure are being issued prior to approval of the Final Plan.
- c. He voiced concern of an existing cemetery and if it is going to be relocated.
- d. He also mentioned concerns regarding flooding of Fairview Road at Big Beaver Creek.

Commissioner Ryan made a motion to recommend approval of the above review as amended. Commissioner Bamford seconded the motion. The motion passed. Commissioner Shaffer departed the meeting prior to the vote.

5. #98-94-2, 319 Martindale Road, Earl Township
6. #09-35A, Samuel S. & Rachel Ann King, Providence Township
7. #19-24, Elam H. Beiler, Eden Township

Commissioner Bamford moved to recommend approval of the remaining reviews. Commissioner Ryan 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 adjourn. Commissioner Bamford seconded the motion. The motion passed. Commissioner Fisher departed the meeting prior to the vote.

The meeting was adjourned at 4:02pm.