

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE: MONDAY, JUNE 10, 2019**

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

**MEMBERS:** Commissioners Scott Haverstick, Terry Martin, William Shaffer, Alice Yoder, Roni Ryan, and Gretchen Karr were present.

Commissioners Edward Fisher, Benjamin Bamford 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, Emma Hamme, Taylor Lawrence, Mike Domin and Kelly Eck were present.

<b>OTHERS:</b>	Fred Hammond	Penn Township
	Jim Boyer	DM/A Inc.
	John Biemiller	Economic Development Company
	Scott Cox	Americold

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 28, 2019: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Ryan 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 reported on the progress in finding a new Executive Director, as he is retiring August 30, 2019.
  - 2. Division Directors
    - a. Mr. Dean Severson, Director for Community Planning, had nothing to report.
    - b. Mr. Bob Bini, Director for Transportation Planning, reported seven (7) municipalities submitted funding request for transportation improvement. Each submission received meets eligibility requirements. Commissioner Haverstick asked how far out is the money budgeted? Bob responded that every two (2) years there is \$3 million dollars for this transportation program. Commissioner Shaffer asked if more funding can be obtained from Penn Dot. Bob replied that this is something that will need more discussion.
    - c. Mr. Scott Standish, Director for Countywide Planning, had nothing to report.

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. **#30-141**, West Hempfield Township, Proposed amendment to the Zoning Ordinance to provide for additional building height by conditional use in the I-2 General Industrial District

After some discussion regarding setbacks and safety codes regarding the height requirements, Commissioner Karr moved to recommend approval of the above review. Commissioner Shaffer seconded the motion. The motion passed unanimously.

2. **#46-142**, Mount Joy Township, Proposed amendment to the Zoning Ordinance to revise regulations governing mini-warehouses

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

3. **#49-47**, Paradise Township, Proposed sale of approximately 1.10 acres owned by Pequea Valley School District located on the north side of Lincoln Highway East, Rt. 30, and west of North Belmont Road

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

4. **#50-86A**, Penn Township, Proposed amendment to the Zoning Ordinance to revise regulations governing setbacks for residential garages for single family detached and single family semi-detached dwellings

Commissioner Shaffer moved to recommend approval of the above review. Commissioner Yoder 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. #71-9-3A, Fisher's Stone Yard, Bart Township
2. #72-565-8B, Sheetz, East Donegal Township
3. #72-605-2B, Proposed Rutter's #91, Salisbury Township
4. #72-607-1, Luke F. Brubaker, East Donegal Township
5. #75-3-5, Cocalico Christian Brotherhood, East Cocalico Township
6. #85-48-3, Lester S. Nolt, West Earl Township
7. #86-317-3, Benjamin Kauffman, Sadsbury Township
8. #94-174B, John E. Zook, Sadsbury Township
9. #09-22-2, Warwick Street Storage, Lititz Borough
10. #09-32-1, Brian L. Groff, Paradise Township
11. #12-54-2, Lancaster Pole Buildings, East Earl Township
12. #19-26, 321 Barbara Street, Millersville Borough

Commissioner Ryan made a motion to recommend approval of the above reviews. Commissioner Yoder 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: Commissioner Shaffer thanked everyone for acknowledging his concerns for Advisory Review #18-32-1, Eagle View Amish School, Manheim Township from the May 13, 2019 LCPC meeting. Commissioner Haverstick asked if there is a standard for having some kind of bell or alarm in case of an emergency in Amish schools.

VIII. New Business and Discussion Items:

IX. Adjournment: Commissioner Yoder made a motion to adjourn and Commissioner Ryan seconded the motion.

The meeting was adjourned at 3:37pm.