

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, JUNE 24, 2019

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

MEMBERS: Commissioners Scott Haverstick, Terry Martin, Benjamin Bamford, William Shaffer, Alice Yoder and Gretchen Karr were present.

Commissioners Roni Ryan, Ismail Smith-Wade-El and Edward Fisher were not present.

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

OTHERS:	Jeff Helm	Borough of Columbia
	Neil Albert	Borough of Columbia
	Carlos Graupera	Lancaster City

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 – June 10, 2019: Commissioner William Shaffer made a motion to approve the minutes as submitted. Commissioner Benjamin Bamford seconded the motion. The motion passed. Commissioner Gretchen Karr 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 reviewed a letter from Penn State. The Center for Private Forests at Penn State and the DCNR Bureau of Forestry are designing a survey to assess the attitudes and knowledge of Pennsylvania County Planning Commissioners regarding forests. James asked the Commissioner's permission to provide mailing addresses to Penn State so that their participation can be included in this survey. All were in favor of participating.

2. Division Directors

a. Mr. Dean Severson, Director for Community Planning, had nothing to report.

b. Mr. Bob Bini, Director for Transportation Planning, had nothing to report.

c. Mr. Scott Standish, Director for Countywide Planning, reported on two meetings that took place since the last LCPC meeting. The first meeting was the Southern Lancaster County Intermunicipal Council to discuss next level planning for places2040 Part 2. It was a successful meeting. At the end of the meeting, he asked, by show of hands, how many people would be interested in moving in this direction. To Scott's knowledge everyone had their hands raised, which was phenomenal considering where we were ten years ago. The next meeting, which will take place in 2 months, discussion will be where would they would like to proceed. Commissioner Shaffer, who was present at this meeting, agreed that ten years ago, that amount of participation would have never happened. Scott thanked Kip Van Blarcom and Alex Rohrbaugh for being partners in this approach.

The second meeting we had was Partners for Place. During the meeting Scott asked staff members that are team leaders for the various groups to speak and share their collective taskforce's impacts and challenges. It was a great opportunity to share but didn't leave time for discussion. An immediate follow-up meeting will take place in July, where we can discuss what the partners are doing and how that works together with what we are doing. Also, to propose the idea of a more facilitating dialog for our September meeting and to discuss the

future for Partners for Place, which is 27 organizations, and implement the plan. We want to determine if the meetings should be formal or informal, should there be a Chair and Vice-Chair, what direction should we go.

Commissioner Alice Yoder commented on the strong communication and the breaking down of borders.

Commissioner William Shaffer shared his thinking that 10 years from now we will have smaller tracts, less and less large farms, more roads and congestion, and a renewed interest in Quarryville.

Commissioner Scott Haverstick commended the work being done and Commissioner William Shaffer agreed.

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. **#11-73**, Columbia Borough, Proposed amendment to the Zoning Ordinance to authorize, under specified conditions, short-term rental dwelling uses and defining the use

Commissioner Alice Yoder moved to recommend approval of the above review. Commissioner Terry Martin seconded the motion. The motion passed unanimously.
 - 2. **#16-68**, West Donegal Township, Proposed rezoning of approximately 7.535 acres located on the south side of Anchor Road from General Industrial (GI) to General Commercial (GC)

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

3. **#29-237, 238, 239, 241** East Hempfield Township, Proposed amendment to the Zoning Ordinance involving the definitions and permitted zones for beekeeping; the definitions and permitted zones for horse barns for transportation; the definitions and permitted zones for seasonal farm worker and seasonal farm labor housing; dimensional modifications for agricultural setback requirements

Commissioner Benjamin Bamford moved to recommend approval of the above review with amendments to the size of property for beekeeping; agricultural setbacks and the impact of two large animals (horses) per parcel. Commissioner Terry Martin seconded the motion. The motion passed unanimously.

4. **#29-240**, East Hempfield Township, Proposed amendment to the Zoning Ordinance to provide for purposes related to the adoption of the amendments; to provide definitions; establishing certain general and specific standards relating to the location, placement, construction and maintenance of wireless facilities, small cell wireless facilities, and macrocell wireless facilities; providing further for the regulation of such facilities within the public rights-of-way and outside the public 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.

5. **#50-88**, Penn Township, Proposed amendment to the Zoning Ordinance to revise regulations governing impervious surface coverage on certain lots

Commissioner Gretchen Karr moved to recommend approval of the above review. Commissioner William Shaffer 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. #70-106-22, Proposed Parking Lot, West Donegal Township
2. #73-47-12, Turkey Hill Store 325, East Hempfield Township
3. #75-92-1, Ervin S. & Sarah M. Fox, Brecknock Township
4. #75-354-2C, Harnish Tract, Warwick Township
5. #76-38-1M, Houston Run – Lot 3, Salisbury Township
6. #82-129C, John M. Esch, East Drumore Township
7. #88-52-2A, Proposed Shop, Leacock Township
8. #89-24-1A, Conestoga North LLC, Lancaster City
9. #06-41-4, Grandview - Phase IIA, Manheim Township
10. #16-6A, 1485 Manheim Pike, Manheim Township
11. #19-27, Levi A. Esh, Jr., Leacock Township

Commissioner Alice Yoder made a motion to recommend approval of the above reviews. Commissioner Benjamin Bamford seconded the motion. The motion passed with William Shaffer opposed, voicing concern of Advisory Review #82-129C. Commissioner William Shaffer suggested that farm size should be maintained for the future of agriculture and animal agriculture.

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 Benjamin Bamford moved to adjourn, and Commissioner Alice Yoder seconded the motion.

The meeting was adjourned at 3:46pm.