

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, JUNE 28, 2021

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

MEMBERS: Commissioners Alice Yoder, Edward Fisher, Terry Martin, Jeb Musser and Gretchen Raad were present.

Commissioners Ben Bamford, Tom Jones, Faith Craig, Ray Marvin were not present.

STAFF: Scott Standish, Bob Bini, Kip Van Blarcom, Laura DeMatteo, Alex Rohrbaugh, Porter Stevens, Mike Domin, Taylor Lawrence, Mark Huber, Faith Gaddie, Brian Reid and Kelly Eck were present.

OTHERS: Reilly Noetzel
Rob

Barley Snyder, LLP
no response as to who he is

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 14, 2021: Commissioner Martin moved to approve the minutes as submitted. Commissioner Musser seconded the motion. The motion passed.

IV. Appointments, Presentations and Reports:

- Scheduled Public Presentations: None.
- Staff Report: Mr. Standish reported that he and Commissioner Yoder participated on a panel with the Lancaster Newspaper and Lancaster Farmland Trust, about three weeks ago, and found that the Lancaster Agricultural Heritage is doing everything possible to preserve agricultural in Lancaster County.

Mr. Standish also reported that he and Commissioner Yoder attended the 2021 Planning Commission Leadership Awards on June 26, 2021. Josh Druce gave a presentation called Leadership Beyond Boundaries. These awards recognize individuals doing a lot to implement *places2040*. Commissioner Yoder said the award winner were diverse, innovated, progressive and very humble. This was the first time Commissioner Yoder attended the awards.

Mr. Standish also reported a staffing challenge. There are two administrative openings and one Senior Planning opening. The posting for the Senior Planner has been posted for 17 days and we have received no response.

Mr. Standish reported that scanning of all final plans back to 1960s have been completed. If commissioners need a plan scanned, they can contact Dean Severson, if needed. Plans should be submitted electronically and a RPF has been approved to help make that happen.

The next LCPC Meeting, July 12, 2021, will be held in person in rooms 102/104. Mr. Standish reported that the County departments may use of the Virtual Lifesize Camera.

V. New Planning Matters for Discussion and Action:

A. Overview Map

B. Community Planning Reviews:

1. **34-60**, Lancaster Township – Proposed amendment to the Zoning Ordinance to add warehousing, distribution, and wholesaling as a special exception use in the Local Commercial and General Commercial Zoning Districts

Commissioner Musser moved to recommend approval with comments the above review. Commissioner Martin seconded the motion. The motion passed unanimously.

2. **36-74**, Upper Leacock Township – Proposed amendment to the Zoning Ordinance to provide for a new definition of "Common Parking Area, Residential" and to add a new parking ratio applicable to multiple family dwellings with a Common Parking Area, Residential in the Mixed Use District

Reilly Noetzel, Barley Snyder, LLP had nothing to add.

Commissioner Raad moved to recommend approval with comments to the above review. Commissioner Musser seconded the motion. The motion passed unanimously.

3. **39-267**, Manheim Township – Proposed amendment to the Zoning Ordinance by amending Article XII to add motor vehicle washing facilities as a special exception use and to add area and bulk requirements governing such special exception use within the Business District B-2 *[for information only]*
4. **4-102**, Brecknock Township – Proposed amendment to the Zoning Ordinance by amending Article V entitled "District Regulations", Section 110-20 entitled "Forest Recreational (FR) District", to increase the maximum lot coverage from 5% to 20%

Commissioner Martin moved to not recommend approval of the above review. Commissioner Raad seconded the motion. Chairman Yoder and Commissioner Fisher opposed. Commissioner Musser voted in favor of the motion. The motion passed. Staff will notify the municipality of this action and amend the review to address the issues raised in the LCPC Meeting. At the next LCPC Meeting, staff will report back to the Commission with a review modified to address concerns expressed during the discussion at the June 28th meeting.

C. Subdivision and Land Development Plan Items *[for information only]*

1. **68-125-11**, Custom Home Group – Oak Ridge Drive Extension, East Drumore Township
2. **74-485-2**, Lancaster Pike Properties, LLC, Providence Township
3. **74-533-3**, Jonathan J. Lapp, Jr., Salisbury Township
4. **79-312-7**, Crossgate Phase II, Millersville Borough
5. **89-111H**, County Meadows Phase 4 – Lots 42 & 43, West Lampeter Township
6. **92-5-3**, Raffensperger Tract, Mount Joy Township
7. **96-69-1B**, Creekside subdivision – Phase 2, Providence Township
8. **04-98-1**, The Farm on Quarry Road, LP, Manheim Township
9. **11-28A**, 699 Martic Heights Drive, Martic Township
10. **13-24-1**, Queen & Frederick Street Mixed-Use, Lancaster City
11. **18-35B**, Johnny King Residence, Leacock Township
12. **21-25**, Roger M. & Cheryl A. Snyder, West Donegal Township

Alex Rohrbaugh brought to the attention of the Commission, item # 10, LCPC #13-24-1, Queen & Fredrick Street Mixed-Use. Alex spoke about the Queen & Frederick Street and the future of historic buildings.

D. Other Planning Matters:

E. Additions to the Agenda (with 24-hour Public Notice): **None.**

VI. Old/New Business: None.

VII. Adjournment: Commissioner Martin made a motion to adjourn, and Commissioners Musser and Raad seconded the motion. The motion passed unanimously.

The meeting was adjourned at 4:02 p.m.

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