

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, JULY 8, 2019

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

MEMBERS: Commissioners Scott Haverstick, Terry Martin, William Shaffer, Roni Ryan, Edward Fisher, Ismail Smith-Wade-El, Alice Yoder and Gretchen Karr were present.

Commissioner Benjamin Bamford was not present.

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

OTHERS:	Tom Kifolo	Lancaster Township Planning Commission
	Scott Bowser	Mazza Vineyards Inc.
	Luke Senkowski	Rhoads Energy
	Mike DeBerdine	Rhoads Energy
	Dennis Stuckey	Commissioner

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 24, 2019: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Martin seconded the motion. Alice Yoder was not present at the time of the vote. The motion passed.

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 was asked, by Commissioner Haverstick, when is the last LCPC meeting in relation to your retirement. Mr. Cowhey responded August 28, 2019 would be his last meeting to attend, and his retirement date is August 30, 2019.

2. Division Directors

a. Mr. Dean Severson, Director for Community Planning, reported that Gwen Newell contacted Liberation Tiny Homes in Leola, PA. An open house is scheduled for July 16, 2019 at 9:00am. Mr. Severson mentioned that this is open to all municipal officials.

Mr. Severson asked the Commissioners to pull the Subdivision and Land Development Plan Reviews #8. LCPC #19-30, 421 West Market Street, Marietta Borough. There will be a few items to bring to your attention.

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

c. Mr. Scott Standish, Director for Countywide Planning, reported that the interactive LCPC Subdivision and Land Development Community Planning map went live today. Thank you, Brian Reid for all your hard work.

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. **#30-142**, West Hempfield Township, Proposed amendment to the Zoning Ordinance to permit dwellings in combination of commercial building in limited conditions in the Neighborhood Commercial District

Commissioner Smith-Wade-El moved to recommend approval of the above review. Commissioner Karr seconded the motion. Commissioner Edward Fisher abstained. The motion passed.

2. **#46-143**, Withdrawn by Mount Joy Township.

Brad reported that this plan was withdrawn by the petitioner.

3. **#54-82A**, Rapho Township, Proposed Act 537 Special Study for PA Turnpike/Route 72

Commissioner Ryan moved to recommend approval of the above review. Commissioner 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. **#71-381C**, 346 S. Pool Forge Road, Caernarvon Township
2. **#78-472-3B**, Settlements East – Phase 1, Manheim Township
3. **#82-196-1B**, 355 Panorama Drive, Brecknock Township
4. **#97-155A**, Ronald & Joyce Leaman, West Lampeter and East Lampeter Townships
5. **#19-14**, Stauffer Property, East Hempfield Township
6. **#19-28**, Carter Lumber Site Improvements, Mount Joy Township
7. **#19-29**, Rhoads Energy Center, Lancaster City

8. #19-30, 421 West Market Street, Marietta Borough

After discussion regarding the construction within 100-year floodplain, Commissioner Shaffer moved to recommend approval of the above review. Commissioner Yoder seconded the motion. The motion passed unanimously.

Commissioner Smith-Wade-El moved to recommend approval of the rest of the above reviews. Commissioner Shaffer seconded the motion. Commissioner Terry Martin abstained from the vote for Advisory Review #1. #71-381C, 346 S. Pool Forge Road, Caernarvon Township. 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 Karr made a motion to adjourn and Commissioner Yoder seconded the motion.

The meeting was adjourned at 3:44pm.