

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, JULY 22, 2019

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

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

Commissioners Roni Ryan, Alice Yoder and Ismail Smith-Wade-El were not present.

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

OTHERS:	Claudia Shenk	McNees Wallace & Nurick, LLC
	Peter Wertz	McNees Wallace & Nurick, LLC
	Carter Walker	Lancaster Newspaper

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 – July 8, 2019: Commissioner Shaffer raised two corrections that need to be made to the minutes of July 8, 2019. First, under VI. B. 1. Commissioner Edward Fisher abstained, not Commissioner Terry Martin. Second, under VI. D. 1. Terry Martin abstained from the vote for this Review. Commissioner Shaffer moved to approve the minutes as amended. Commissioner Bamford seconded the motion. The motion passed. 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 reported that the 2020 Budget has not yet been submitted. Commissioner Haverstick asked if there will be an opportunity for new hires. Mr. Cowhey reported that all positions have been filled.

He also reported that no decision has been made on filling his position upon his retirement in August.

2. Division Directors

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

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

- c. Mr. Scott Standish, Director for Countywide Planning, reported that Partners for Place met last month and hoped there would be time for dialog with the partners, that didn't happen because it was a very busy meeting. So, there was another meeting this past Tuesday, July 16, 2019. During these discussions, it was found that there are a lot of groups that want to volunteer.

Mr. Standish also reported that now that places2040 is adopted, it is important to continue to build awareness and educate the general public. Mr. Standish spoke to Tom Murse, from the Lancaster Newspaper editorial department. Mr. Murse suggested that contact be made to the media side of the newspaper. Mr. Standish and Kip Van Blarcom had a conversation with them, and they suggested that an insert might not be the best way to approach this. They suggested ads in the newspaper relevant to the issues and direct the public to the website to raise public awareness.

Mr. Standish also reported that the Septembers' meeting will focus on Partners for Place.

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. **#29-242**, East Hempfield Township, Proposed rezoning of approximately 3.7 acres situated on the north side of Old Tree Drive (Acct# 2906617100000) from Enterprise (E) to Regional Commerce Center (RCC)

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

- 2. **#32-173A**, West Lampeter Township, Proposed rezoning of approximately 5.78 acres located at the intersection of Eshleman Mill Road and Long Rifle Road from AG -Agricultural to R-2 - Residential 2

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

- 3. **#39-263**, Manheim Township, Proposed amendment to the Zoning Ordinance to create a gun-shop-free school zone within one thousand (1,000) feet of the lot lines of the premises of an elementary, secondary, or post-secondary 3 school, intermediate unit facility, or other educational institution, whether public or private, whether or not located in the township, and to prohibit all outdoor signs, and all indoors signs visible from the exterior of a building, in any zoning district of the township, whether on-premises or off-premises, located within a gun-shop-free school zone, which promote or advertise the use or sale of firearms or related services from containing a picture, drawing or image of a firearm

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

4. #47-22A, Mountville Borough, Proposed Zoning Ordinance & Map update

Commissioner Bamford moved to recommend approval of the above review. Commissioner Shaffer seconded the motion. Commissioner Fisher abstained. The motion passed.

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. #68-71-1, Steven G. & Donna H. Jones, Manor Township
2. #69-11-1A, Amos L. Petersheim, Leacock Township
3. #73-91A, 209 Meadow Valley Road, Ephrata Township
4. #82-108-4, Church Street Lots, East Cocalico Township
5. #86-193-1, Proposed Dairy Facility, Conestoga Township
6. #91-189-8, Elizabethtown College, Elizabethtown Borough & Mount Joy Township
7. #92-5-2, Daniel H. Raffensperger, Mount Joy Township
8. #00-25-1A, Christ L. Miller, Bart Township
9. #00-36-2A, 489 Weaverland Valley Road, East Earl Township & Terre Hill Borough
10. #05-40-1, Cheryl L. Bowman, Quarryville Borough
11. #06-58-1, Bean Hill Road, Lancaster Township
12. #06-117-3A, Daniel L. & Bonita P. Henry, Bart Township
13. #19-31, 450 Quarry Road, East Earl Township

Commissioner Shaffer voiced his concern with Advisory Reviews #7 and #8 in that more and more large farms are being subdivided into smaller farms. Brad Stewart addressed the concern by adding that these parcels had been planned and zoned for development.

Commissioner Shaffer moved to recommend approval of the above reviews. Commissioner Bamford seconded the motion. Commissioner Bamford abstained from the vote for Advisory Review #11. 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 Martin seconded the motion.

The meeting was adjourned at 3:24pm.

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