

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE: MONDAY, JULY 24, 2017**

I. Call to Order: Chairman Lutz opened the Public Meeting at 2:32p.m.

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

Commissioners Roni Ryan, Pete Soto and Kathy Wasong were not present.

**STAFF:** James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Laura Proctor, Alex Rohrbaugh, Mark Huber, Mary Fry, Brian Reid, Carol McCoy, Roberto Vazquez and Farah Eustace were present.

<b>OTHERS:</b>	Arthur Reist	Manheim Township
	Roger Fry	Fry Surveying, Inc.
	Matthew Sternburg	LC Redevelopment Authority
	Maria Elliott Esq.	Barley Snyder

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 10, 2017: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Yoder seconded the motion. The motion passed unanimously (Commissioner Martin abstained).

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. Matthew Sternberg – Lancaster County Redevelopment Program

Mr. Sternberg, of the Lancaster County Redevelopment Authority, gave a power point presentation, he said the purpose of this program is to allow the Redevelopment Authority to act independently or in partnership with municipalities, nonprofit or commercial entities to redevelop blighted, contaminated or functionally obsolete sites. The Lancaster County Board of Commissioners designated the entire county as an operational area of the Authority as a redevelopment area. The resolution was adopted by the Board of Commissioners. All projects must conform to zoning and the County's Comprehensive plan. The Authority is not granted additional powers but is given greater latitude to use powers already in statue.

The program shall expire in ten years from the date of approval of the Commission unless extended by a majority vote of the Board of Directors of the Redevelopment Authority and the Lancaster County Planning Commission.

B. Committees and Task Forces: **None.**

C. Reports and Presentations from LCPC Staff:

1. Mr. James Cowhey, Executive Director, reported that 2018 proposed budget will be submitted to the budget services for consideration in 1st week of August, it is similar to 2017.

2. Division Directors:

a. Mr. Scott Standish, Director for Countywide Planning, introduced Carol McCoy, newly hired administrative secretary in Countywide Planning division. As part of the comprehensive plan update gave a presentation and said over 6000 participants have been involved in *Places2040* process. Mr. Standish talked about the priorities and scenarios for the future of Lancaster County. There are twenty eight thousand potentially buildable acres remain in Urban Growth Areas as a whole. We need to increase density, facilitate infill and redevelopment, increase building height and ensure that a minimum of 85% of new residential units are built in UGAs.

Mr. Standish also said our next steps would be to define remaining transect zones, prepare buildout scenarios for existing zoning and

develop big ideas for each of the 8 priorities. Staff is also planning to organize regional meetings in fall as well.

Commissioner Yoder asked if staff knows the exact population we are planning for. Mr. Standish said numbers are in between one hundred thousand to one hundred thirty. Mr. Cowhey added that 2020 censuses will also give us exact numbers to plan for future needs.

In response to a question Mr. Standish said there will be an ongoing system in place to check performance or success indicator of the comprehensive plan after its implementation.

- b. Mr. Bob Bini, Director for Transportation Planning, reported regarding the Smart Growth Transportation program and said 7 applications were received for funding. These application will be reviewed by the taskforce including site views in August. Interviews will be conducted in September and funding decisions will be made in fall. He said limited funding of \$3.6 million is available to award when all seven projects totals \$6.7 million.
- c. Mr. Dean Severson, Director for Community Planning, introduced newly hired senior community planner, Alex Rohrbaugh and asked the Commission to authorize him to sign plans.

Commissioner Haverstick moved to authorize Alex Rohrbaugh to sign plans. Commissioner Shaffer seconded the motion. The motion passed unanimously.

Commissioner Haverstick asked Roberto Vazquez about his internship experience with LCPC. Vazquez replied, he is working on rural build-out subdivision with different municipalities, GIS and planning. Mr. Severson noted that Vazquez's adviser will be visiting so see his progress this week.

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. **#15-86**, East Donegal Township, Proposed miscellaneous amendments to the Zoning Ordinance

Brad Stewart, Senior Community Planner, mentioned to revise first comment under recommendations to reflect that “East Donegal Township should be commended for adding alternative energy systems regulations to the existing zoning code. However, the Township should consider adding regulations for alternative energy systems when they are the principal use of properties. The proposed amendment permits principal solar and principal wind energy systems by special exception in the Industrial (I) zone and regional anaerobic digesters are permitted by special exception in the Agricultural (A) zone. LCPC recommends that the Township add basic regulations concern the construction of these facilities.”

After discussion, Commissioner Martin moved to recommend approval of the above review, as revised. Commissioner Yoder seconded the motion. The motion passed unanimously.

2. **#19-70**, Earl Township, Proposed rezoning of a 2.589 acre tract of land located north of State Highway, Rt 322, Twenty-Eighth Division Highway, from Agricultural district (AG) to Industrial District (I)

Roger Fry, representing applicant, addressed the Commission and responded questions.

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

3. **#39-261**, Manheim Township, Proposed rezoning of approximately 54.3 acres known as Oak Lawn Farm located at 930 Eden Road from R-2 Residential to A-Agricultural

Arthur Reist, the applicant, explained the circumstances of his request and responded to questions from the Commission regarding it.

After discussion, Commissioner Karr moved to recommend the above item, as presented. Commissioner Yoder seconded the motion. The motion failed 2-4 (Commissioners Lutz, Haverstick, Martin and Shaffer voted NAY).

On second motion, Commissioner Haverstick moved to recommend adoption of the rezoning from R-2 to Agriculture. Commissioner Shaffer seconded the motion. The motion passed 4-2 (Commissioners Karr and Yoder voted NAY).

- 4. **#51-72**, Pequea Township, Proposed amendment to the Zoning Ordinance to revise the provisions of Section 1423 relating to temporary roadside stands for the sale of agricultural products per the PA Right to Farm Act, to revise the provisions of Section 1406 relating to outdoor signs, and to revise Sections 202, 502, 903, 1402, 1403, 1405, 1425, & 1502
- #51-73**, Pequea Township, Proposed amendment to the Subdivision & Land Development Ordinance to revise the cross-references in Sections 403.7 and 408.3

Commissioner Haverstick moved to recommend approval of the above review. Commissioner Martin 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. **#74-103-4**, 3485 Nolt Road, East Hempfield Township
- 4. **#17-27**, Kenneth M. & Cindy L. Piersol, Mount Joy Township

Commissioner Haverstick moved to recommend approval of the above reviews. Commissioner Yoder seconded the motion. The motion passed unanimously.

- 2. **#82-265-8**, Benjamin C. & Elizabeth M. Flahart, Little Britain Township
- 3. **#17-26**, John R. Zook, Earl Township

Commissioner Shaffer referred to discussion held at the last LCPC meeting regarding subdividing farm land into smaller lots which are less than 40/50 acres. Staff has to create standard comments that should be part of the LCPC recommendations until then Commissioner Shaffer will keep voting against these type of plans. Mr. Cowhey said staff is working on the issue.

After discussion, Commissioner Haverstick moved to recommend approval of the above reviews. Commissioner Karr seconded the motion. The motion passed 4-2 (Commissioners Martin and Shaffer voted NAY).

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 Martin moved to adjourn the meeting. Commissioner Haverstick seconded the motion. The meeting was adjourned at 4:35.