

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE: MONDAY, AUGUST 12, 2019**

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

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

Commissioner Ismail Smith-Wade-El, Roni Ryan, Edward Fisher and Benjamin Bamford were not present.

**STAFF:** James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Laura Proctor, Taylor Lawrence, Alex Rohrbaugh, Emma Hamme, Porter Stevens, Mark Huber, Brian Reid and Kelly Eck were present.

<b>OTHERS:</b>	Tom Kifolo	Lancaster Township Planning Commission
	Susan Bleecher	Lancaster Parking Authority
	Bernadette Hohenadel	Nikolaus & Hohenadel, LLP
	Albert Kiely, Jr.	Lancaster City
	Jason Wolfe	C.S. Davidson, Inc.
	Chad Peters	C.S. Davidson, Inc.
	Ray D’Agostino	Lancaster Housing Opportunity Partnership

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 22, 2019: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Martin seconded the motion. The motion passed unanimously.

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 Lancaster County Commissioners will announce an interim Executive Director at their next meeting, Wednesday, August 14, 2019.

2. Division Directors

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

b. Mr. Bob Bini, Director for Transportation Planning, reported the TTAC meeting was held earlier today. The Transportation Improvement Program for the next cycle, years 2021 – 2024 was discussed. PennDOT has under invested in the Interstates and highways, while emphasizing bridges, so there will be a shift in funding priorities for bridges from 65% to 40%. Highway funding will increase from 35% of the program to 60%. Lancaster County will lose just 1% in funding with the change in priorities.

c. Mr. Scott Standish, Director for Countywide Planning, reported Partners for Place will be meeting September 18, 2019 at the Lancaster County Association of Realtors and invited the Lancaster County Planning Commissioners to attend.

Emma Hamme reported that there will be a guest speaker at the August 26, 2019 LCPC meeting. Juan Valencia, Partnership Specialist for Lancaster County, with the U.S. Census Bureau will speak about the Lancaster County Complete Count and how important it is regarding federal funding. Commissioner Yoder asked if contact has been made with services coalitions, and the recovery communities.

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. **#26-16B**, Ephrata Borough, Proposed Zoning Ordinance Update.

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

- 2. **#49-22A**, Paradise Township, Proposed Act 537 Sewage Facilities Plan Update

Commissioner Martin moved to recommend approval of the above review. Commissioner Yoder seconded the motion. The motion passed unanimously.

- 3. **#54-104**, Rapho Township, Proposed rezoning of approximately 3.5 acres situated on the northeast corner of Mount Joy Road, Rt. 772 and North Strickler Road from Agricultural (A) to Highway Commercial (HC)

Commissioner Yoder 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. **#67-115-5**, Lancaster Square Library & Parking Garage, Lancaster City
  - 2. **#69-174-3**, Springhill Suites, Manheim Township
  - 3. **#75-243-2**, Carriage Hill, East Cocalico Township
  - 4. **#76-326-4**, 210 Pfautz Hill Road, East Cocalico Township
  - 5. **#78-153-7**, Irwin & Weinhold Holdings, LLC, Manheim Township

6. #80-46A, Gideon B. Fisher, Earl Township
7. #80-186C, Harmony Hollow Farms, Bart Township
8. #84-32B, Daniel S. & Rebecca B. Beiler, Mount Joy Township
9. #86-351A, Isaac S. & Mary E. Lapp, Strasburg Township
10. #87-178-1, Ridge Avenue Tract, Ephrata Township & Ephrata Borough
11. #92-133-1D, Home Towne Square - Phase 4B, Clay Township
12. #00-131J, Simply from Scratch, Lancaster City
13. #02-6B, Glenwood Foods, Ephrata Township
14. #04-98F, The Farm on Quarry Road – Phase III, Manheim Township
15. #05-83-1, Lapp Valley Farms, Leacock Township
16. #05-133-2, Harting Subdivision, Terre Hill Borough & East Earl Township
17. #19-28A, Carter Lumber, Mount Joy Township
18. #19-32, 2058 Main Street, Warwick Township
19. #19-33, Adamstown Elementary School Additions & Alterations, Adamstown Borough
20. #19-35, Steven Hoover Garman, East Earl Township
21. #19-36, Amos F. & Lavina S. Glick, Bart Township

Commissioner Yoder moved to recommend approval of the above reviews. Commissioner Karr seconded the motion. The motion passed. Commissioner Haverstick abstained from the vote for Advisory Review #04-98F.

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: Commissioner Shaffer presented James Cowhey with retirement gifts.

IX. Adjournment: Commissioner Haverstick made a motion to adjourn and Commissioner Shaffer seconded the motion.

The meeting was adjourned at 3:12p.m.