

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE: MONDAY, AUGUST 14, 2017**

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

**MEMBERS:** Commissioners Leo Lutz, Scott Haverstick, Terry Martin, Kathy Wasong, William Shaffer, Alice Yoder, Roni Ryan, Gretchen Karr and Pete Soto were present.

**STAFF:** James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Laura Proctor, Alex Rohrbaugh, Brian Reid, Kip Van Blarcom, Carol McCoy, Joey Alexander, Ben Dinkel, Roberto Vazquez and Farah Eustace were present.

**OTHERS:** Sara Gibson                      Rapho Township

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 – August 14, 2017: Commissioner Haverstick moved to approve the minutes as submitted. Commissioner Martin seconded the motion. The motion passed unanimously (Commissioners Ryan, Soto and Wasong abstained) (Commissioners Karr and Yoder weren't present to 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. Mr. Cowhey, Executive Director, mentioned recent landmark decision by the Pennsylvania Supreme Court in June, PA Environmental Defense Foundation versus Commonwealth of Pennsylvania. This is in regard to the environmental rights amendment to the state constitution which was adopted in 1971. The decision challenges the legislature's appropriation of Marcellus Shale extraction funds for purposes other than protection of the environment or even its ability to simply move the funds to the state general fund and not the Oil and Gas Lease Fund. State agencies, including municipal governments, are required to act as trustees for the people of the Commonwealth in regards to natural resources. This may be interpreted to mean that the people own the natural resources not state government, and natural resources must be held in trust for current and future citizens of Pennsylvania.

2. Division Directors:

a. Mr. Bob Bini, Director for Transportation Planning, said at today's TTAC meeting Mr. Toby Fauver, PennDOT Deputy Secretary for Multimodal Transportation, provided an overview of current Keystone Corridor initiatives between Harrisburg and Downingtown with a focus on activities at Lancaster County's three Amtrak stations, Elizabethtown, Mount Joy and Lancaster. These include improving accessibility, parking and construction updates. Mr. Fauver also talked about a site near Lancaster station that could provide parking and possible public private partnership for more development.

Mr. Bini said staff is working on developing 2019-2022 Transportation Improvement Program and a draft program will be submitted to TTAC/MPO in September/October for approval. After public review and comment TIP will be adopted in June 2018.

b. Mr. Scott Standish, Director for Countywide Planning, as part of the comprehensive plan staff is working on creating awareness through different publications. Staff is reaching out to Spanish newspaper to advertise and direct people to take the survey which is available in Spanish as well. Another advertisement will be published in fall edition of Fig magazine to highlight Partner for Place thinking beyond organizational boundaries to create Lancaster county comprehensive

plan. We may do a follow-up survey in future as we move forward. Mr. Standish distributed visual timeline of where we are in the *Places2040* planning process. Staff is working to create the plan, starting to wind down public engagement and analyzing data and results of public engagement.

He also referred to a powerpoint presentation from last LCPC meeting about buildable land scenario. He said the report will be presented at the next LCPC meeting. Twenty eight thousands acres of buildable land is available in the county within existing urban growth areas over the course of next twenty five years. This report will show how much land can be redeveloped to accommodate the future population. This can be extended to use even more than 25 years. A print out of the powerpoint from the last LCPC meeting was distributed.

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. **#3-23**, Bart Township, Proposed amendment to the Zoning Ordinance by clarifying certain language therein and fixing typographical type errors, completely replacing Section 502 Village Fringe (VF) provisions related to permitted uses and structures, special exceptions and conditional uses, together with area, setback, and height requirements in that zoning district and making changes elsewhere in the ordinance related thereto plus adding substantive provisions relating to conservation plans, and kennels; clarifying offstreet loading facilities, clarifying improved surfaces for parking and

landscaping for parking, redefining "driveway" and providing language relating to driveway use and providing other similar amendments

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

2. **#27-117**, Ephrata Township, Proposed rezoning of approximately 48.5 acres located at the end of Trout Run Road from Agricultural (A) to Industrial (I)

LCPC recommended only rezoning the 16 acres needed for expansion at the current time and retain the remaining 32.5 acres in Agriculture until analysis can be completed at the next Comprehensive Plan update. During a Comprehensive Plan update, the Township should analyze if additional land is needed within the Urban Growth Area to maintain adequate areas of the Township appropriate for development and expansion of existing land uses and analyze areas that could be removed from the Urban Growth Area that do not have adequate public facilities and are more appropriate for rural land uses. The Township should also analyze land uses within the existing Industrial and Industrial-Institutional Zoning District and clarify what land uses such as public utilities should be located in each zone. Large acres of land owned by public utilities should not be included within vacant industrial land analysis.

After discussion, Commissioner Haverstick moved to recommend approval of the above review, as amended. Commissioner Wasong seconded the motion. The motion passed unanimously.

3. **#33-136**, Lancaster City, Proposed amendment to Article V, Section 300-15: Schedule of District Regulations - Table of Permitted Uses of the Zoning Ordinance to permit medical and health services uses by right in the CM District (Central Manufacturing) and to clarify that business/professional/service office uses are permitted by right in the CM District within new construction with a minimum building size of 20,000 square feet of floor area

After discussion, Commissioner Haverstick moved to recommend approval of the above review. Commissioner Karr seconded the motion. The motion passed 6-2 (Commissioner Soto abstained, Commissioners Shaffer and Wasong voted NAY).

4. **#54-100**, Rapho Township, Proposed amendment to the Zoning Ordinance to specify provisions involving kennels and to reinforce and clarify certain terms applicable to domestic pets, livestock and other animals

Commissioner Martin 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. **#73-359-4**, Allen F. King, Leacock Township
2. **#75-18-1A**, J. Pepper Goslin, Jr., Providence Township
3. **#76-479-4B**, Western Corners Building Pad Site, East Hempfield Township
4. **#77-240-1**, Joan R. Sinz, Warwick Township
5. **#81-332-1**, John L. & Lydia S. Riehl, Fulton Township
6. **#91-39-2**, R.H. Crompton III Trust, Colerain Township
7. **#96-19D**, Nolt Enterprises, LLC, Warwick Township
8. **#01-87-2**, Long Crest, Lancaster City
9. **#05-130A**, John F. & Jennifer L. Drobnak, Penn Township
10. **#14-28B**, Lancaster City Operations Center, Lancaster Township
11. **#17-28**, Crosswoods Homestead, LLC, Rapho Township
12. **#17-29**, Isaac E. Stoltzfus, Fulton Township

Commissioner Yoder moved to recommend approval of the above reviews. Commissioner Ryan seconded the motion. The motion passed unanimously (Commissioner Soto abstained from voting on item #s 8 & 10 and Commissioner Wasong from item # 10).

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 Haverstick moved to adjourn the meeting. Commissioner Soto seconded the motion. The meeting was adjourned at 3:37 p.m.