



LANCASTER COUNTY  
**PLANNING**

## Planning Commission Meeting Minutes

**Monday, August 14, 2023 at 2:30 p.m.**

Lancaster County Government Center  
150 North Queen Street, Lancaster, Pennsylvania  
Rooms 102/104

### Call to Order

Mr. Martin called the meeting to order at 2:32 p.m.

### Planning Commission Members

x Terry Martin, Chair	RC Carrasco	x Gretchen Raad
Ben Bamford, Vice Chair	x Ray Marvin	v John O. Yoder III
x Ed Fisher, Secretary	x Jeb Musser	Heather Zink

x Present      v Virtual attendee

### Department Staff

Will Clark, John D. Hershey, Kip Van Blarcom, Gwen Newell, Alex Rohrbaugh, Mark Huber, Joella Neff, Renee Addleman, Christine Le, Matt Hoyer, Farah Eustace, Amanda Peters, Sam McMinn, Marilyn Sachs, Faith Gaddie, Kim Citarella, Micah Reeder, and Nick Shenk were present.

### Other

Matt Sidorick	Osmium Data
Seth W. Hiller	Blakinger Thomas, PL
Lewis and Susan Doub	Manheim Township Residents
Sandra Yecker, PhD	Manheim Township Resident
Idriz Dizdarevic	Manheim Township Resident
Dwight Yoder	Gibbel Kraybill & Hess
John Hursh	Lancaster City Resident

### Call to Audience

No one from the audience addressed the commission regarding an item not on the agenda.

## Approval of Minutes

The commission reviewed the minutes from its Monday, July 10, 2023 meeting.

**Mr. Marvin made a motion to approve the minutes as submitted. Ms. Raad seconded the motion. Mr. Musser was not present. The motion carried.**

## Presentations

- A. **Executive Director's Report** [0:02:05](#)  
Scott W. Standish, Lancaster County Planning Department

Mr. Clark provided an update on Mr. Standish's behalf. Mr. Clark noted the upcoming round of regional meetings for the Urban Growth Area recalibration process and recent staff changes.

- B. **Subdivision & Land Development E-Submission Launch** [0:05:47](#)  
John D. Hershey & Gwen Newell, Lancaster County Planning Department

Mr. Hershey provided background on the new e-submission process and outlined several benefits of the portal. Ms. Newell demonstrated how to create a user profile and submit a plan. Mr. Sidorick of Osmium Data provided additional information on the platform. Mr. Musser asked for clarification on how information is shared among users in the portal.

## New Business

### A. For Action

1. **Cuffs Run - Update** [0:29:19](#)

Mr. Clark spoke to the commission regarding this item. At its July 10, 2023 public meeting, LCPC decided to defer action until the York County Planning Commission (YCPC) commented on the project. Since that time, YCPC decided to defer action until the Federal Energy Regulatory Commission reviews and accepts the application. As a result, LCPC took no action at this time.

#### *Community Planning & Ordinance Reviews (3)*

2. **19-76, Earl Township – Proposed rezoning of land identified as Tax Parcel No. 1901250600000 that is on the north side of East Farmersville Road from the Agricultural District to the Industrial District.** [0:31:55](#)

Mr. Huber recommended approval with comment. Mr. Huber commented that the township should limit any future development into the surrounding Agricultural zone.

Mr. Dwight Yoder, representing the applicant, provided clarification on the properties included in the proposal. Mr. Fisher and Mr. Musser expressed concerns about the proposed rezoning.

**Mr. Fisher made a motion to accept the draft staff review with modifications. He requested that the review include language that the township create additional Industrial zones appropriate to the rural landscape. Mr. Marvin seconded the motion. Mr. Musser opposed. The motion carried.**

3. **39-273**, Manheim Township – Proposed amendments to the Zoning Ordinance to establish a land use of Full-Service Pet Care Facility, establish the definition of a domestic pet, and to amend the Zoning Map. [1:07:52](#)

Mr. Rohrbaugh recommended approval with comment. Mr. Rohrbaugh commented that the township should consider permitting Full-Service Pet Care Facility by right in B-3 and B-4 districts.

Several citizens of Manheim Township expressed concerns about the proposal. Mr. Fisher and Mr. Musser requested clarification on the zoning of the property. Mr. Hiller, representing the applicant, clarified that they were following Manheim Township's recommendations.

**Mr. Fisher made a motion to accept the draft staff review with modifications. He requested that the review include language stating that if Parcel B is not rezoned and remains R-3 Residential, the township consider changing its non-conforming use process to allow Full Service Pet-Care Facilities by Special Exception. Mr. Musser seconded the motion. The motion passed unanimously.**

4. **41-162**, Manor Township – Proposed amendment to the Zoning Ordinance by revising certain definitions; revising regulations relating to accessory dwelling units, cluster developments, fences and walls, and lighting; and adding a new section regulating the placement of solar energy systems and facilities. [1:44:15](#)

Mr. Rohrbaugh recommended approval.

**Mr. Marvin made a motion to accept the draft staff review. Ms. Raad seconded the motion. The motion passed unanimously.**

**B. For Information**

[1:54:30](#)

*Community Planning & Ordinance Reviews (4)*

1. **39-272**, Manheim Township – Proposed amendment to the Zoning Ordinance to (1) amend the definition of "Supermarket"; (2) provide a definition for "Market"; (3) include "Market" as a use permitted by special exception within the D-A Airport Overlay Area; (4) include additional area and bulk regulations for

- “Market” as a use permitted by special exception with the D-A Airport Overlay Area; and (5) provide minimum off-street parking requirements for “Market”
2. **43-59**, Martic Township – Proposed amendment to the Zoning Ordinance to revise regulations governing short-term rentals
  3. **54-111**, Rapho Township – Proposed amendment to the Zoning Ordinance to provide for short term rentals in the Agricultural and Rural Zones and establishing criteria and standards for such uses
  4. **58-54**, Strasburg Township – Proposed amendment to the Zoning Ordinance to revise regulations governing residential development and to make technical corrections

*Subdivision & Land Development Items (26)*

5. **67-65-10**, Park City Center, Lancaster City
6. **69-63-2**, Smuckerland/ David K. Beiler, Upper Leacock & East Lampeter Township
7. **72-589-2**, Samuel B. & Sadie M. Fisher and Levin J. & Esther B. Fisher, Eden Township
8. **74-413-3**, Samuel K. Herschberger, Bart Township
9. **75-159-1A**, Columbia Borough, Columbia Borough
10. **76-243B**, 3175 Harvest Drive, Leacock Township
11. **76-479-7A**, Belmont Property Management Group, LLC, East Hempfield Township
12. **80-63-14**, Stony Battery Corporate Center Lot 2, West Hempfield Township
13. **83-26-1**, Samuel B. & Mary P. Zook, Drumore Township & Providence Township
14. **83-50-4**, Mark Beiler – Proposed Building, Leacock Township
15. **84-192D**, Rockvale Parcel 4, East Lampeter Township
16. **87-37-2A**, Eli S. Stoltzfus, Leacock Township
17. **89-136-1B**, Jacob Miller – Proposed Kennel, Leacock Township
18. **90-113-1**, Market Square Retail Center, Mount Joy Township & Elizabethtown Borough
19. **90-288-3A**, Newport Road Water Storage Tank Project, Warwick Township
20. **92-79-4**, United Zion Retirement Community, Warwick Township
21. **95-195-2**, Dutch Wonderland Water Park Additions, East Lampeter Township
22. **99-72-13**, JURA USA Hospitality Center, Rapho Township
23. **06-10-4D**, Ephrata Crossing – Phase 3, Ephrata Township
24. **05-15-2**, Sensenig – Sensenig, Elizabeth Township
25. **13-54-1B**, Schmidt – Beam, Ephrata Township
26. **23-29**, Trinity House Parking, Columbia Borough
27. **23-30**, Jospheh G. Stoltzfus, Colerain Township
28. **23-31**, Steven S. Stoltzfus, Salisbury Township
29. **23-32**, 236 East Ross Street, Lancaster City
30. **23-33**, 232 North Prince Street, Lancaster City

### **Public Comment**

No one from the audience provided any comments.

### **Adjournment**

**Mr. Marvin made a motion to adjourn. Mr. Musser seconded the motion. The motion passed unanimously, and the meeting adjourned at 4:27 p.m.**

Link to recorded meeting: <https://vimeo.com/854648567>

*Please note: This meeting was recorded to capture the full discussion of the items above. For brevity, minutes have been simplified to focus on action items and key points in the discussion.*