

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE: MONDAY, AUGUST 26, 2019**

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

**MEMBERS:** Commissioners Scott Haverstick, Terry Martin, Roni Ryan, Benjamin Bamford, Edward Fisher, Alice Yoder, Ismail Smith-Wade-El and Gretchen Karr were present.

Commissioner William Shaffer was not present.

**STAFF:** James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Laura Proctor, Brad Stewart, Taylor Lawrence, Alex Rohrbaugh, Emma Hamme, Lauri Ashlskog, Porter Stevens, Sarah Jackson (Tax Assessment Office), Brian Reid and Kelly Eck were present.

<b>OTHERS:</b>	Juan Valencia	2020 Census
	Steven Smucker	West Lampeter Resident
	Eli S. King	West Lampeter Resident
	Tom Nehilla, Esquire	Barley Snyder, LLP for Earl Township
	Jerry Horst	Vanguard Development Group
	Samuel Stoltzfus	Tri-S Management
	Tom Matteson	Diehm & Sons
	Mark Horst	Vanguard Development Group
	John Biemiller	Economic Development Company of Lancaster County

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 12, 2019: Commissioner Yoder moved to approve the minutes as submitted. Commissioner Karr 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 have announced Scott Standish as Interim Executive Director for the Lancaster Planning Commission.
  - 2. Division Directors
    - a. Mr. Dean Severson, Director for Community Planning, had nothing to report.
    - b. Mr. Bob Bini, Director for Transportation Planning, had nothing to report.
    - c. Mr. Scott Standish, Director for Countywide Planning, reported a facilitator for Partners for Place has been acquired by the name coLAB. The September 18<sup>th</sup> meeting will be rescheduled to October and a date will be announced.

Mr. Standish referred to Emma Hamme to introduce Juan Valencia of 2020 Census. Mr. Valencia gave a presentation called Lancaster County Complete Count. He expressed the need for help in getting an accurate count for the 2020 Census.

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. **#8-190**, East Cocalico Township, Proposed rezoning of a tract of land containing approximately 1.64 acres located at 21 Stevens Road, and a portion of property containing 4,312 square feet located at 17 Stevens Road from the "R3" Traditional Residential District to the "LI" Light Industrial District; and by rezoning a tract of land containing approximately 4.61 acres located at 28 Stevens Road from the "R-1" Suburban Residential District to the "LI" Light Industrial District

**#8-191**, East Cocalico Township, Proposed amendment to the Zoning Ordinance by amending Chapter 220, Zoning, Article II, Zone Regulations, Section 220-23 Light Industrial Zone (I-1) by amending Section 220-23.H.(1) front yard setback and by amending Section 220-24 Heavy Industrial Zone (I-2), Section 220-24.G.(1) front yard setback and by amending the definition of loading space contained in Section 220.11.C.

**#8-192**, East Cocalico Township, Proposed amendment to the Zoning Ordinance by amending Chapter 200, Zoning, Article II, Zone Regulations, Section 220-23 Light Industrial Zone (I-1) by amending Section 220-23.B and Section 220-23.H to provide for additional permitted uses within the Light Industrial District and Article IV, specific use criteria, Section 220-129.1 to provide provisions for certain area and bulk requirements for properties that were developed for commercial or industrial uses prior to the adoption of the current zoning ordinance and contain non-conforming site improvements

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

2. **#8-193**, East Cocalico Township, Proposed vacation of a portion of Stone Hill Road (T-963) east of its' intersection with South Muddy Creek Road (SR1059)

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

3. **#19-71A**, Earl Township, Proposed rezoning of approximate 26 acres located at 568 Hollander Road and Nolt Road from Agricultural District (AG) to Industrial District (I)

Tom Nehilla, Esquire for Earl Township, spoke about this review and the work that has gone into presenting it for consideration again. Commissioner Smith-Wade-El asked about water and sewer connectivity. Commissioners

Yoder and Fisher commended Earl Township and Mr. Stoltzfus for keeping agricultural concerns in mind.

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

4. **#32-174**, West Lampeter Township, Proposed rezoning of approximate 5 acre tract of land located along Strasburg Pike from the Agricultural Zoning District (AG) to the Industrial/Mixed Use Zoning District (I/M)

Steven Smucker and Eli King, West Lampeter residents, spoke regarding the need to keep the welding shop in this location as it is used by several residents of West Lampeter Township.

Commissioner Smith-Wade-El moved to recommend approval of the above review. Commissioner Karr seconded the motion. The motion passed unanimously.

5. **#43-55**, Martic Township, Proposed rezoning of a tract of land containing 68.218 acres located at 417 Frogtown Road from Residential Low Density District (RLD) to Agriculture District (A)

Commissioner Yoder moved to recommend approval of the above review. Commissioner Bamford 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. **#61-37-1**, Dennis M. Harnish, Quarryville Borough
2. **#75-31-3**, 135 West Charlotte Street, Manor Township
3. **#80-117-1A**, Henry S. Kauffman, Martic Township
4. **#85-395H**, Timberline Estates Lots 22, 23 & 26, East Earl Township
5. **#86-68-1B**, Sterling Center, Manheim Township
6. **#88-303-5**, Barry's Car Barn, Leacock Township
7. **#89-207-8**, David W. Sweigart, III, Mount Joy Township
8. **#89-356A**, Lloyd E. Glick, Salisbury Township
9. **#90-271-4**, Woodcorner Properties, LLC, Clay Township
10. **#06-143-2**, Secure Storage Facility, Lancaster City

- 11. #19-37, 780 Flory Mill Road, Manheim Township
- 12. #19-38, Austin Moran, Mount Joy Borough
- 13. #19-39, C. Scott Kulicke, Colerain Township

Commissioner Bamford moved to recommend approval of the above reviews. Commissioner Karr seconded the motion. The motion passed. Commissioner Karr abstained from the vote for #5 and Commissioner Smith-Wade-El abstained from the vote for #10. Sara Jackson, Tax Assessment Office, inquired about #7.

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 Yoder made a motion to adjourn and Commissioner Bamford seconded the motion.

The meeting was adjourned at 4:26pm.