



LANCASTER COUNTY  
**PLANNING**

## Planning Commission Meeting Minutes

**Monday, September 11, 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 2:30 p.m.

#### Planning Commission Members

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

**x** Present      **v** Virtual attendee

#### Department Staff

Scott W. Standish, Will Clark, Kip Van Blarcom, John D. Hershey, Gwen Newell, Joella Neff, Mark Huber, Renee Addleman, Christine Le, Matt Hoyer, Kristiana Barr, Amanda Peters, Faith Gaddie, Kim Citarella, and Nick Shenk were present.

#### Other

Mary Wickenheiser	Columbia Borough
Sharon Cino	Columbia Borough

### 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, August 14, 2023, meeting.

**Mr. Yoder made a motion to approve the minutes as submitted. Mr. Marvin seconded the motion. The motion carried.**

## Presentations

- A. **Executive Director's Report** [0:01:35](#)  
Scott W. Standish, Lancaster County Planning Department

Mr. Standish provided updates about department staffing, the upcoming regional meetings to discuss the Urbanized Growth Area, and the status of the Cuffs Run Project.

Mr. Musser entered the meeting at 2:34 p.m.

- B. **Land Use Changes Tied to Transportation Funding Recommendations** [0:07:41](#)  
Will Clark, Lancaster County Planning Department

Mr. Clark provided an update on the discussion from the May 8, 2023, meeting, noting that including LCPC as the land use recommending body in the MPO study review process would be beneficial to increase the rate that places 2040 could be implemented. He went over the concerns expressed by members at the May meeting, noting this option would only be implemented if the infrastructure is being widened or enhanced, and would not affect routine maintenance.

Ms. Raad joined the meeting at 2:53 p.m.

## New Business

- A. **For Action** [0:30:43](#)

### *Community Planning & Ordinance Reviews (2)*

1. **11-84**, Columbia Borough – Proposed Comprehensive Plan

Ms. Newell presented on behalf of Mr. Rohrbaugh, who is no longer with the Lancaster County Planning Department as of August 2023, and stated the proposal was recommended for approval.

**Mr. Yoder made a motion to approve the recommendation of approval. Mr. Bamford seconded the motion. The motion passed unanimously.**

2. **14-38**, Denver Borough – Proposed amendment to the Zoning Ordinance to allow by special exception residential accessory dwelling units in all residential districts; defining said use; providing for the repeal of inconsistent ordinances; and providing that the ordinance shall take effect in accordance with Pennsylvania Law.

Ms. Neff, liaison for the Northeast planning region, recommended approval with the following recommendations: 1) ADUs should be allowed by-right, based on the proposed performance standards (Simplify Zoning), 2) Reduce required number of parking spaces, and 3) Provide consistency between ADU definition and performance standards.

Mr. Fisher asked if the proposal includes temporary structures. Ms. Neff responded, stating temporary structures were not included in the proposal.

**Mr. Bamford made a motion to approve with staff's modifications. Mr. Marvin seconded the motion. The motion passed unanimously.**

**B. For Information**

[0:51:46](#)

*Community Planning & Ordinance Reviews (3)*

1. **11-83**, Columbia Borough – Proposed amendment to the Zoning Ordinance to allow off-premises signs along limited access highway subject to less restrictive standards than all other off-premises signs in the Borough.
2. **29-266**, East Hempfield Township – Proposed amendment to the Zoning Ordinance to permit “Heavy Equipment Sales, Service and Repair” in the Regional Commerce Center Zone (RCC) and to provide for additional specific use regulations, area and bulk requirements related thereto.
3. **39-274**, Manheim Township – Proposed amendment to the Zoning Ordinance to exempt certain types of existing industrial development in the Industrial 2 Zoning District from the requirements of the T-Zone Overlay areas.

*Subdivision & Land Development Items (26)*

1. **62-88-2**, 2151 Lincoln Highway East, East Lampeter Township
2. **75-5-13**, Taylor Chip, LLC., West Hempfield Township
3. **76-125-4E**, Westminster Presbyterian Church Fellowship Hall Addition, Manheim Township
4. **76-417-2**, 2504-2506-2508 Willow Street Pike, West Lampeter Township
5. **77-179-2**, Christian K. Stoltzfus, Leacock Township
6. **78-22-5**, Leader Enterprises, LLC., Eden Township
7. **80-251-2**, Frank Weaver Ag Operation, Caernarvon Township
8. **85-249-1**, Samuel R. Stoltzfus, Salisbury Township
9. **86-212-1**, 935 Stone Hill Road, East Cocalico Township
10. **86-35-2**, The Villas at Twin Maples, Upper Leacock Township
11. **92-253A**, 465 Panorama Drive, Brecknock Township
12. **93-185-1A**, 501 Alexander Drive, Warehouse, Ephrata Township
13. **94-110-2A**, Orchard Road Lot 3, Leacock Township
14. **94-48D**, 2532 Marietta Avenue, East Hempfield Township
15. **96-35-1A**, Elizabethtown Area School District – High School Stadium Renovations, Elizabethtown Borough
16. **06-2-2A**, Phase One for Parkside at Lampeter, West Lampeter Township
17. **07-113-1**, Rain-Flo Expansion, Brecknock Township
18. **07-68A**, Mennonite Christian Day School, Rapho Township
19. **08-84-2B**, Hartman Bridge Village, Strasburg Township
20. **17-9-1**, The Fertrell Company, Conoy Township

21. **22-31A**, Countryside Ag Expansion, Bart Township
22. **23-34**, Manor Youth Home, Lancaster City
23. **23-35**, 1334 Reading Road, Brecknock Township
24. **23-36**, Musser Lawn and Garden, Warwick Township
25. **23-37**, 509-513 Lampeter Road, West Lampeter Township
26. **23-38**, 3321 Columbia Avenue, East Hempfield Township

### **Public Comment**

No one from the audience provided any comments.

### **Adjournment**

**Mr. Yoder made a motion to adjourn. Mr. Bamford seconded the motion. The motion passed unanimously, and the meeting adjourned at 3:23 p.m.**

Link to recorded meeting: <https://vimeo.com/863575842?share=copy>

*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.*