



the official newsletter of the Lancaster County Planning Commission

New LCPC Members and Officers

At the beginning of this year, the County Board of Commissioners appointed two new

members to the Lancaster County Planning Commission (LCPC). Rapho Township Manager Nancy Halliwell will serve as LCPC's Region 4 Planning Representative, and Clay Township Supervisor Jonathan Price will serve as LCPC's Region 5 Planning Representative. LCPC welcomes both Ms. Halliwell and Mr. Price. Their terms will extend through December 2007.



Nancy Halliwell

At the end of December 2003, LCPC saluted those members who terms expired as of the

close of the year: Gary Nace who is Manager of Ephrata Borough, and who served as LCPC's Region 5 Representative, along with Daniel Zimmerman who is Manager of Warwick Township and who served as LCPC's Region 4 Representative, completed their terms in December 2003. Additionally, Walter Todd has resigned as the Region 6 Representative. A replacement for Mr. Todd will be identified shortly. LCPC would like to express its appreciation to these three individuals for their service and contributions. Their leadership has had a tremendous impact and has helped Lancaster County achieve recognition for vision and innovation in planning.



Jonathan Price

Also at the beginning of the year, LCPC elected two new officers as part of its Executive Committee. Lois Herr is continuing to serve as Chair of LCPC, while Scott Ulrich, the building industry representative is serving as Vice-Chair. Charlie Douts, the Manager of West Hempfield Township, and the LCPC Region 2 Representative, holds the position of Secretary.

For more information regarding LCPC members, please visit the Planning Commission's website at www.co.lancaster.pa.us/planning. ●

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2003 Smart Growth Leadership Awards: A Winner!

Last November, the Lancaster County Board of Commissioners and LCPC celebrated community commitment to smart growth in an awards ceremony designed to recognize the essential first steps that are being taken toward the achievement of county-wide goals for Smart Growth.

Franklin & Marshall College hosted the celebration. This Envision Lancaster County event honored those who have made great strides toward realizing Smart Growth goals. Outstanding efforts in the categories of:

1. Plans, Policies, Regulations;
2. Built Projects; and
3. Public Participation, Community Outreach, and Education were rewarded.

All projects were evaluated for their replicability, effectiveness, and use of community involvement and/or partnerships.

- **Charter Homes** – Millcreek: A Charter Homes Neighborhood (Plans Category)
- **The Drogaris Companies** – Liberty Place (Built Category)
- **West Lampeter Township** – The Neighborhood Design Option (Plans, Policies, Regulations Category)



Millcreek - Charter Homes

Achievement Awards were given in recognition of projects that incorporated a significant number of Smart Growth criteria and were judged to be consistent with Smart Growth standards; these are:

- **City of Lancaster** – Lancaster Square Master Plan (Public Participation, Community Outreach, Education Category)
- **LandStudies, Inc.** – Lititz Run Watershed Plan (Built Category)



Liberty Place - Drogaris Companies

Certificates of Merit were awarded for projects representing a strong commitment to Smart Growth and reflecting consistency with Smart Growth standards:

- **Warwick Township** – Watershed Awareness Day (Public Participation, Community Outreach, Education Category)
- **Calabrese Good Architects, Inc.** – Leola Village Inn & suites (Built Category)
- **Warwick Township/Lititz Borough/Elizabeth Township** – Warwick Township Emergency Services Program (Plans, Policies, Regulations Category)
- **Pequea Township** – Pequea Township Storm Water Management Ordinance (Plans, Policies, Regulations Category)
- **Warwick Township** – Transfer of Development Rights Program (Plans, Policies, Regulations Category) ●



Planning for Success - Ephrata Borough

Leadership Awards were presented for those projects which incorporated the highest number of Smart Growth criteria, and were judged to be highly consistent with Smart Growth standards. The winners included:

- **Borough of Ephrata and Downtown Ephrata, Inc.** – Planning for Success in Downtown Ephrata (Public Participation, Community Outreach, Education Category)
- **Borough of Lititz and Warwick Township** – Lititz-Warwick Joint Strategic Comprehensive Plan (Plans, Policies, Regulations Category)

A “Call for Entries” for the 2004 Awards may be viewed shortly on the Envision Website at www.envisionlancastercounty.com. Registration forms must be postmarked no later than 31 May 2004. A complete application, including ten (10) copies of all application materials, must be received no later than 31 June 2004. ●



County's Growth Management Task Force Begins Update

With the appointment of a 60-member Task Force, LCPC has kicked off the update of the Growth Management Plan element of the Lancaster County Comprehensive Plan. The Task Force is a microcosm of Lancaster County stakeholder groups and regions. It includes representatives of business, industry, banking, non-profits, local government, community organizations, education, youth, agriculture, preservation, environmental interests, developers, realtors, emergency services, social services, and health care.

The Task Force selected LCPC Chair Lois Herr and Vice President of Rettew Associates Ron Beam as Co-chairs to lead this effort. The chief responsibility of the Task Force is to review data, trends, and issues; evaluate current and projected growth patterns; review existing Growth Areas; analyze urban and rural issues; and generate recommendations which balance growth with the preservation of farmland and open space.

The Task Force will assist the Planning Commission with the development of a Growth Management Program which will include policies, scenarios, options, and strategies to manage growth and change in Lancaster County over a 25-year period. This comprehensive program will address both urban and rural issues including infill, redevelopment, revitalization, sustainability, and preservation. The update will be guided by *Revisions*, the policy component of the County Comprehensive Plan.

The plan update will also include a Smart Growth Tool Box. The "tool box" will include, but not be limited to, those tools specifically provided for in the Pennsylvania Municipalities Planning Code. The tool box will also showcase local examples of Smart Growth.

The process for the Growth Management Plan Update will take approximately 14 months with a June, 2005 target date for plan adoption. The Task Force is holding public

meetings the first Tuesday of each month from 11:30 a.m. to 1:00 p.m. at various locations throughout Lancaster County.

The public will have numerous opportunities for input to the plan. The Task Force will oversee a public involvement process that may consist of special events, displays, workshops, forums, field trips, visioning exercises, website surveys, and regional meetings.

LCPC's Envision web page will be enhanced soon to help keep the public updated on the Growth Management Plan process. In the meantime, please see "What's New" on the LCPC website at www.co.lancaster.pa/planning for more information regarding the Task Force's public meeting schedule and for other information.

Additionally, for more information, you can contact Mary Frey, Principal Planner, at 717.299.8333 or frey@co.lancaster.pa.us ●

2030 Housing Plan for the County Underway

Last fall, LCPC appointed approximately 30 representatives of stakeholder groups involved in housing matters to serve on a Steering Committee that will oversee the update of the Lancaster County Housing Plan. This Committee, led by Chair Allan Granger, is responsible for preparing an update to the housing element of the County's Comprehensive Plan that identifies housing needs through 2030. The update will also ensure that housing needs will be met for all income groups in a manner that coincides with the smart growth provisions of the County's Comprehensive Plan and the Pennsylvania Municipalities Planning Code.

The Housing Plan Update Committee has been meeting monthly since September 2003, with the charge to review recommendations of the Housing Plan adopted in May 1995, analyze more recent data, engage public review and comments, and prepare a strategy that meets the housing needs of the County

through 2030. Currently, the Committee is reviewing other plans and studies of housing-related issues in Lancaster County that will assist them in the final updated plan, which will be completed in spring 2005.

Once the current series of studies and presentations of background information is complete, the full Committee will work with a consultant and LCPC staff to develop an extensive outreach program for public input and a subcommittee structure to examine specific topics. The Committee hopes to complete the process for selecting a consultant by late spring. The extensive public participation process will provide opportunities for individuals, municipalities, developers, financial institutions, non-profit organizations and government agencies to provide input. Please see "What's New" on the LCPC website at www.co.lancaster.pa/planning for more information regarding the

Pennsylvania Municipalities Planning Code, Section 301

... a county shall, with the opportunity for the review, comment and participation, prepare and adopt a comprehensive plan...*(including)* A plan to meet the housing needs of present and future residents; it may include conservation of sound housing, rehabilitation of housing in declining neighborhoods, and the accommodation of expected new housing in different types and densities for households of all income levels.

Committee's public meeting schedule and for other information.

Additionally, for more information you can contact Patricia Kadel, Senior Planner, at 717.299.8333 or e-mail kadelp@co.lancaster.pa.us ●

Preserving Lancaster County's "Spirit of Place" through Planning

Lancaster County Pennsylvania has been called the "Garden Spot of America." It is best known as a place where the Amish and other Old Order communities practice what some have called a simpler way of life, where agriculture still dominates the landscape, and where numerous farmers' markets and roadside stands offer an abundance of fresh produce and the bounty of the land.

While Lancaster County is all of these things, it is also so much more.

Undiscovered by visitors, and even by some local residents, the County boasts a tremendous wealth of other natural, cultural, historic and architectural treasures which can be

found, not only in rural areas, but also in Lancaster City and our numerous boroughs, small towns and villages scattered throughout the countryside. The combination of these resources, coming together in their own unique way, has created a wonderful tapestry and quilt-like pattern still evident in the County's landscape today. Residents, over time, have served as dedicated stewards of these resources. Their commitment and enduring stories have given Lancaster County what the Romans once called our genius loci or "spirit of place."

Yet, today, Lancaster County is facing many challenges that could negatively impact our "spirit of place" and our ability to remain a great place to live and a great place to visit in the future. To begin addressing these issues, LCPC's Heritage Planning Division is spear-heading two major, and very related, planning processes this year that will focus specifically on discovering, conserving and celebrating Lancaster County's unique "spirit of place."

The Lancaster County Cultural Resources Preservation Plan -

The first planning process, now underway, involves the preparation of the Lancaster County Cultural Resources

Preservation Plan. This plan will focus specifically on the development of a strategy for protecting the County's rich and diverse historic and cultural resources including structures, landscapes and townscapes. Additionally, the plan will:

- 1) Identify resources that currently are not being protected and strategies to accomplish that goal;
- 2) Educate and inform the community about the

importance of historic and cultural resource protection efforts and their significant role in economic development;

- 3) Identify the roles and responsibilities of both the public and private sectors in preservation;
- 4) Assist municipalities in achieving the requirement in the

Pennsylvania Municipalities Planning Code for preparing a plan for historic preservation; and

- 5) Identify specific tools and resources for implementing preservation strategies.

To assist in this effort, LCPC has established a 23-member Task Force, chaired by LCPC's Secretary, Charlie Douts. Additionally, the consulting firm of Kise, Straw and Kolodner has been hired by the Commission to oversee the development of the Plan. The planning process will include a variety of opportunities for public involvement including regional meetings, focus groups, and public surveys. A website will be developed to keep the public informed of the process and to identify opportunities in which they can get involved. The Plan will be completed in late spring of 2005.

The Lancaster County Strategic Tourism Development Plan - In an effort to ensure that Lancaster County remains not only a great place to live, but also a great place to visit, the LCPC is in the process of completing its first County-

wide Strategic Tourism Development Plan. Started in August of 2003, the process will be completed by the end of this summer. A twelve (12) member Tourism Task Force including the PA Dutch Convention & Visitors Bureau and Destination Downtown, was established by the LCPC to work with Parter International, a New York consulting firm, to complete the Plan. Jim Smucker, owner of the Bird-In-Hand Corporation, serves as the chair of the group. To date, over fifty one-on-one interviews, four focus groups, and three surveys have been completed. In addition, "Team Lancaster" has been providing guidance and direction for the City component of the study. The Tourism Plan will strategically identify important tourism issues, challenges, and opportunities that the tourism industry, County, and municipalities will face in the future. When the Plan is completed, it will provide a clear strategy and blueprint for implementation in the following critical areas:

- Attractions and Product Development;
- Infrastructure including Transportation Mobility;
- Organizational Structure
- Marketing; and
- Funding and Financing of Tourism.

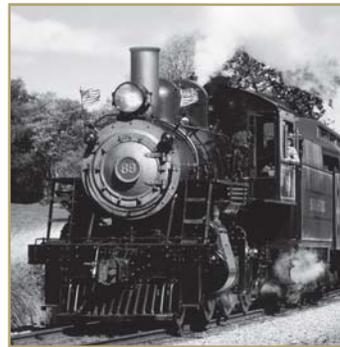
Both Plans will play a critical role in the County's Smart Growth initiative, and it is expected that they will be adopted as elements of the Lancaster County Comprehensive Plan when they are completed.

For more information regarding the Lancaster County Strategic Tourism Development Plan, please visit LCPC's website at:

www.co.lancaster.pa.us/planning
keyword: tourism. Or for more information on either plan, contact Scott W. Standish, Director of Heritage Planning, Lancaster County Planning Commission, at 717-299-8333 or standish@co.lancaster.pa.us. ●



Lancaster City skyline



Strasburg Rail Road

Lancaster County's Bicycle/Pedestrian Plan: Phase II

Continuing the effort started in Phase I to provide safe areas for bicyclists and pedestrians, the Lancaster County Citizens Bicycle & Pedestrian Advisory Council (BPAC) and LCPC initiated Phase II of the Lancaster County Bicycle and Pedestrian Transportation Plan in the winter of 2002. Toole Design Group from Laurel, Maryland was selected as the consultant to complete the plan.

The Phase I plan was adopted by the Metropolitan Planning Organization (MPO) in September 2000 with goals that emphasize the idea that bicycling and walking are legitimate forms of transportation that should be incorporated into the overall transportation planning processes of the County and its municipalities.

With Phase I as a starting point, Phase II went where the "rubber hits the road" and completed a roadway inventory of more than 800 miles of roads in the County. The data collected was used to calculate the Bicycle Level of Service (BLOS) of the selected roadways. The

BLOS is a method of evaluating the comfort level of bicyclists on a roadway in relation to motor vehicle traffic. It uses objective, quantitative data to produce a measure of the level of service perceived by a typical bicyclist. The



BLOS gives a rating grade of A-F, with A being the best. From the BLOS data, immediate-, short-, medium-, and long-term improvement projects were identified and mapped. These proposed improvements can be used as a planning tool for municipalities when they are considering future road improvements.

The four goal areas from the Phase II plan are: 1) Develop safe and convenient bicycle and pedestrian accommodations

for all users; 2) Establish educational programs; 3) Improve access to all forms of transportation for all people; and 4) Develop communication programs that increase bicycling and walking users and awareness. The recommendations for each of the four goal areas identify the primary partner or partners that should be involved to accomplish the task.

The MPO adopted the plan on 26 April 2004. It will become a component of the County's Long-Range Transportation Plan which is currently being updated and will be adopted in June 2004. Municipalities will be encouraged to adopt the plan and incorporate the recommendations into their planning documents.

If you would like more information, contact Lauri Ahlskog, Bicycle & Pedestrian Planner, at (717)299-8333, ahlskogl@co.lancaster.pa.us or look on the web at www.co.lancaster.pa.us/bpac. ●

New Transportation Citizens Advisory Committee Established

The Lancaster County Transportation Coordinating Committee (LCTCC) created the County's first citizens advisory committee to provide input to the transportation planning process. The Transportation Citizens Advisory Committee (TCAC) held its first meeting in December 2003 and began learning about the federal requirements for transportation planning. LCTCC, as the Metropolitan Planning Organization (MPO) for Lancaster County, has the primary responsibility for meeting these requirements in order for the County to continue receiving federal transportation funds. In its first meeting, the TCAC also identified its likes and dislikes of our current transportation system and ways that the transportation system could be improved.

TCAC is a diverse group made up of 13 citizen volunteers from all over the County. Each member represents his/

her own views on transportation matters, and not necessarily the views of their employers or other groups/committees/commissions, etc. of which the members may also belong. At TCAC's second meeting, the members appointed a representative of their committee to sit on the Transportation Technical Advisory Committee as a voting member to represent the views of TCAC. The Transportation Technical Advisory Committee has existed for many years to provide technical input into the transportation planning process and to make recommendations to the MPO. Most items that the MPO takes action on have first been reviewed by TTAC.

The formation of TCAC came at a very opportune time since the MPO will be adopting an updated Long-Range Transportation Plan, a new Transportation Improvement program,

and the Bicycle/Pedestrian Facilities Plan (see accompanying article) in the first half of 2004. TCAC will have an opportunity to provide its input to these plans and programs that serve as the foundation of the transportation planning process.

For more information or, if you would like to be a member of TCAC, please call Chris Neumann, Director of Transportation Planning, at (717) 299-8333, or e-mail him at neumann@co.lancaster.pa.us. ●

2003 Edition of *Measure Up Lancaster!* Released

Did you know that 75% of Lancastrians shop at farm markets or roadside stands “sometimes” or “frequently”? Did you know that 23.3% of Lancaster County households are paying more than 30% of their total income on housing? How about that 62% of Lancaster residents volunteer their time on a regular basis? Or that the average commute time in 2000 was 21.7 minutes each way, an increase of 18% since 1990? Or that 60% of the adults in the County are either overweight or obese, while only 17.5% indicate they never exercise? These and a multitude of other interesting measures of the County’s quality of life can be found in the latest edition of *Measure Up Lancaster!*

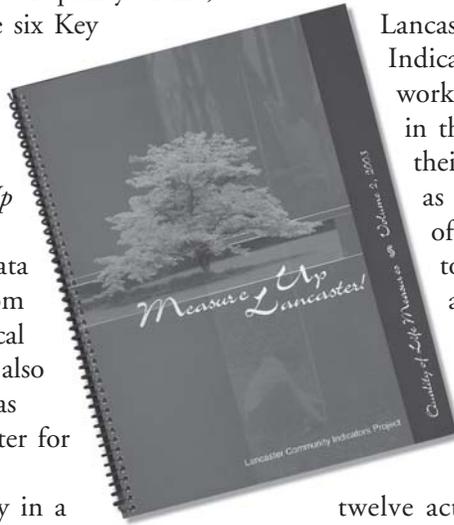
Measure Up Lancaster! is a compilation of Community Indicators that includes specific data and measurements which examine the quality of life in Lancaster County. This report is the result of a lengthy evaluation and selection process that began in 1998 with the initiation of the Lancaster Community Indicators Project by several organizations that recognized the importance of establishing specific community goals and a valid, reliable method to measure progress towards those goals. It quickly grew into an independent statistical and analytical collaborative effort of several service, civic, governmental, and educational organizations from throughout Lancaster County. Lancaster County Planning Commission has been involved in the project since its inception providing both funding and staff assistance to the initiative.

The first edition of *Measure Up Lancaster* was released in 2001 and included 70 measures of quality of life, organized around the six Key Focus Areas of the 1999 Lancaster County Policy Plan, *Revisions*. The 2003 edition of *Measure Up Lancaster!* contains currently available data for each indicator from federal, state, and local agencies. The report also contains data that was collected by the Center for Opinion Research at Millersville University in a telephone survey conducted in October 2002, and by the Response Center of Philadelphia, Pennsylvania in a telephone survey conducted in August 2000. These surveys collected information that was not available from other sources.

Since release of the 2001 report, a broad range of people and organizations have used the report. *Measure Up Lancaster!* has been applied in the classroom at Harrisburg Area Community College, the Charter School, and Franklin and Marshall College. It has been one of many resources used in programming decisions made by the Lancaster County Board of Commissioners, the Council on Domestic Violence, the Hourglass Foundation, the Junior League of Lancaster, and others.

The report has been featured in

the *Lancaster New Era* and can be found at County libraries.



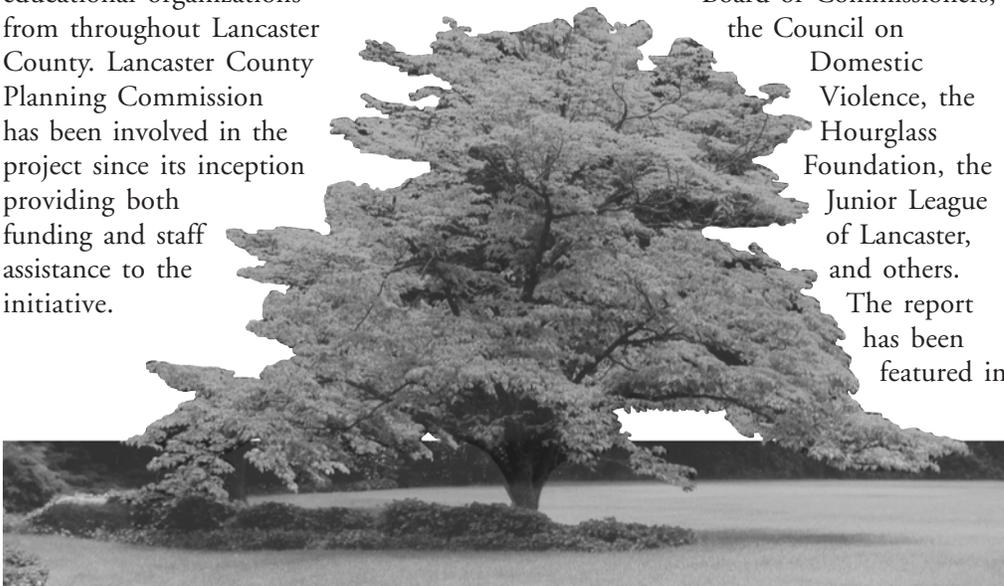
Lancaster Community Indicators Project currently is working with several initiatives in the community to develop their own indicators, as well as exploring the possibility of developing a curriculum to be used in the classroom and to educate community leaders on sustainability and quality of life issues.

There currently are twelve actively participating organizations in this project. However, countless other organizations and individuals have assisted with research and education. The Lancaster Community Indicators Project expects to publish its next report in 2005-6.

2003 Project Collaborators

- Ephrata Community Hospital
- Franklin & Marshall College
- Hourglass Foundation
- Lancaster Campaign
- Lancaster Chamber of Commerce & Industry
- Lancaster County Drug & Alcohol Commission
- Lancaster County Planning Commission
- Lancaster General Hospital
- Lancaster Healthy Communities
- Library System of Lancaster County
- United Way of Lancaster County
- Urban League of Lancaster

For additional information about the project or to obtain copies of the report, contact Patricia Kadel, Senior Planner, at 717-299-8333 or e-mail kadelp@co.lancaster.pa.us. ●



Five Simple Techniques to Aid Development Approval

From a landowner's point of view, the most important job of the development design consultant is getting the plan approved. The quicker the plan is approved the sooner the landowner can begin the project.

As more development has occurred in Lancaster County, local land use regulations have become more complex. This is because local government's job is to regulate the development of land to protect the public from adverse impacts and to make the transfer of property a simple one.

Is there anything design consultants can do to aid their clients in getting the permit with the least amount of conflict with government plan reviewers? Yes! There are five simple techniques that will secure plan approvals in a timely way.

1 Provide solutions. Regulations are adopted so that impacts from development are not passed on to the larger community. The plan reviewer's job is to ensure compliance with the regulations. The job of licensed design professionals is to provide engineering solutions that meet the regulations and avoid causing problems for the community. The designers who work with the reviewer to find a plan solution for their client's needs that meets the requirements fare the best among municipalities.

There are cases where the client may not understand the importance of complying with a regulation. In these cases, it has been most often resolved when the designer explained his client's position to the reviewer so that the designer and the reviewer could confer together to explain how the plan can only be approved through compliance.

2 Submit complete plans. The least successful applications involve incomplete plans which have to be completed later. This tactic often leads to plans that are unclear and difficult to

fully review. Time must be spent to find out the implications of the missing information. In the best case, the lack of information will only slow down the approval of the plan. In the worst case, the plan will be disapproved.



3 Use a consistent style. Plan reviewers who review plans every day get to know a company's style and where to look for the information in the plan set. A consistent and complete plan format helps the reviewer undertake a review more quickly and with less confusion.

The use of computer-aided drafting programs has been a great innovation but these programs can cause problems if not utilized carefully. Line styles and weights, type fonts and sizes, and general plan layout should be carefully thought out for presentation clarity. It might be a good idea to have a hand draftsman critique the presentation style of the new computer drafters. Hand-drawn plans often strictly adhered to standard drafting techniques which made them easy to read and understand.

4 Be willing to communicate. The public does not always understand the plan approval process nor how land is physically changed during development. The developer's designer can often be very helpful in assisting the municipal planner or engineer in explaining land development processes to neighbors. This is particularly helpful when neighbors perceive problems after the

land has been developed in full compliance with the regulation.

5 Submit plans that meet the intent of the regulation. The plan reviewer must review waiver requests to be sure that the proposed alternate development practice is at least as protective of the public as the ordinance requirement. The reviewer can most easily make a recommendation for approval when the designer makes a compelling technical assessment of the regulation and how the proposed alternative is an equal standard. Using "buzzwords" and stating only what designers think the reviewer wants to hear often provides little explanation about how the waiver is appropriate for approval. The designer should know why they want to substitute an ordinance standard and have a clear understanding of what they are proposing as a replacement to the standard. Requesting waivers to "get around the ordinance" simply confuses the process.

In summary, the most successful plan approval process is an opportunity to build a good relationship between the designer and the reviewer. Designers are licensed by the state to protect the public. Public sector reviewers must ensure that development meets the regulations that were adopted to protect the public. The process works best when the designer understands and respects the fact that they and the reviewer have the same ultimate client – the public.

For more information contact James R. Cowhey, Director for Community Planning, at (717) 299-8333 or e-mail: cowhey@co.lancaster.pa.us. ●

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fyi Newsletter is published by the Lancaster County Planning Commission and is dedicated to sharing knowledge about information on urban and regional planning issues affecting Lancaster County. The purpose of the newsletter is to inform and promote more effective and equitable planning. fyi is free and made available by contacting Gael Rapp.

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Fall 2004 Master Planner Program

The Fall 2004 Master Planner Program will begin in early September and run for seven (7) consecutive weeks. The cost is \$250 per person. The program is designed for public and elected officials, citizens, developers, and others.



For more information about the Master Planner Program, please contact the Lancaster County Planning Commission at 717.299.8333 or visit us online at www.co.lancaster.pa.us keyword: ed. ●

Making Communities

If you are a municipality and would like training tailored to meet the needs of elected or appointed officials in your jurisdiction, *Making Communities* can provide such assistance free of charge. This training is offered by the Community Planning Division of the Lancaster County Planning Commission. Through this program, a municipality's assigned Community Planner will provide onsite workshops focusing on:

- (1) Comprehensive Plans;
- (2) The Fundamentals of Zoning;
- (3) The Fundamentals of Subdivision and Land Use Development;
- (4) Conducting Public Meetings;
- (5) Advanced Techniques in Zoning; and/or

- (6) Roles and Responsibilities of local Planning Commissions.

The workshops can be customized to fit the needs of the municipality and its schedule. A brochure with contact information for LCPC's Community Planning Division is available.



For more information, please contact James Cowhey, Director, Community Planning Division at 717.299.8333 or cowhey@co.lancaster.pa.us ●