



LANCASTER COUNTY
PLANNING

Planning Commission Meeting Agenda

Monday, September 11, 2023 at 2:30 p.m.

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

Online: <https://call.lifesizecloud.com/1696302>
or 312-584-2401, code 1696302#

Call to Order

Terry Martin, Chair

Call to Audience

If you would like to speak about an item not on the agenda, please notify the Chair at this time. Comments will be heard during Public Comment.

Approval of Minutes

August 14, 2023 Planning Commission meeting

Presentations

- A. **Executive Director's Report**
Scott W. Standish, Lancaster County Planning Department
- B. **Land Use Changes Tied to Transportation Funding Recommendations**
Will Clark, Lancaster County Planning Department

New Business

- A. **For Action**

Community Planning & Ordinance Reviews (2)

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

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.

B. For Information

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)

4. **62-88-2**, 2151 Lincoln Highway East, East Lampeter Township
5. **75-5-13**, Taylor Chip, LLC., West Hempfield Township
6. **76-125-4E**, Westminster Presbyterian Church Fellowship Hall Addition, Manheim Township
7. **76-417-2**, 2504-2506-2508 Willow Street Pike, West Lampeter Township
8. **77-179-2**, Christian K. Stoltzfus, Leacock Township
9. **78-22-5**, Leader Enterprises, LLC., Eden Township
10. **80-251-2**, Frank Weaver Ag Operation, Caernarvon Township
11. **85-249-1**, Samuel R. Stoltzfus, Salisbury Township
12. **86-212-2**, 935 Stone Hill Road, East Cocalico Township
13. **86-35-2**, The Villas at Twin Maples, Upper Leacock Township
14. **92-253A**, 465 Panorama Drive, Brecknock Township
15. **93-185-1A**, 501 Alexander Drive, Warehouse, Ephrata Township
16. **94-110-2A**, Orchard Road Lot 3, Leacock Township
17. **94-48D**, 2532 Marietta Avenue, East Hempfield Township
18. **96-35-1A**, Elizabethtown Area School District – High School Stadium Renovations, Elizabethtown Borough
19. **06-2-2A**, Phase One for Parkside at Lampeter, West Lampeter Township
20. **07-113-1**, Rain-Flo Expansion, Brecknock Township
21. **07-68A**, Mennonite Christian Day School, Rapho Township
22. **08-84-2B**, Hartman Bridge Village, Strasburg Township
23. **17-9-1**, The Fertrell Company, Conoy Township
24. **22-31A**, Countryside Ag Expansion, Bart Township
25. **23-34**, Manor Youth Home, Lancaster City

- 26. **23-35**, 1334 Reading Road, Brecknock Township
- 27. **23-36**, Musser Lawn and Garden, Warwick Township
- 28. **23-37**, 509-513 Lampeter Road, West Lampeter Township
- 29. **23-38**, 3321 Columbia Avenue, East Hempfield Township

Public Comment

If you notified the Chair that you would like to speak about an item not on the agenda, please present your comments at this time.

Adjournment

Upcoming Meetings and Events

Metropolitan Planning Organization (MPO)	September 25, 2023	12:30 p.m.
Lancaster County Planning Commission (LCPC)	October 10, 2023*	2:30 p.m.
Active Transportation Advisory Committee (ATAC)	October 19, 2023	6:30 p.m.
Transportation Technical Advisory Committee (TTAC)	October 23, 2023	12:30 p.m.

*The upcoming LCPC meeting will be held on **Tuesday**, October 10 due to the Columbus Day holiday.