



LANCASTER COUNTY
PLANNING

**Pequea Valley Regional Comp Plan
Committee Meeting – Growing Responsibly in Urban & Rural Areas**

Salisbury Township Municipal Building
Thursday, October 31, 2024 at 1:30 p.m.

Attendees

Lancaster County Planning Department

Sharon Cino, Mark Huber, Aim Terranova

Partners

David Thompson (Paradise Township), Kirsten Peachey (Salisbury Township), Damian Clawser (Salisbury Township), Christopher Slaymaker, Wally Hockensmith (Paradise Township), Mike Sensenig (Leacock Township), Dale Hershey (Paradise Township), Chris Beiler (Salisbury Township), Gordon Hoover (Lancaster Farmland Trust, Salisbury Township), Dylan Coleman, Mike Hartmann (Pequea Valley School District)

Welcome / Introduction / Agenda | Sharon Cino

- The next Big Idea, Growing Responsibly, includes policies based on the Lancaster County comprehensive plan, *places2040*.
- Countywide, we are seeing the need to improve the pattern, timing, and location of development. Vacant, buildable land should be managed appropriately for residential, commercial, industrial, and institutional needs. Infill and redevelopment should be a top priority, and should fit in with the surrounding character of the area.

Growing Responsibly | Mark Huber

- A more diverse housing stock will lower prices and better meet housing demand.
- With so many single-family homes and apartments, we are seeing a gap in the middle. This is often referred to as missing middle housing.
- As part of *places2040*, municipalities are encouraged to simplify zoning.
- By aligning zoning districts with character zones, there will be more consistency across municipalities in Lancaster County.
- LCPD is adjusting growth area boundaries for the first time in 30 years.
- The county is growing slower than anticipated, so we have enough buildable land to accommodate future growth.
- There is concern about the need for variances and whether development is economically feasible.
- We need to support both businesses and agricultural land.
- Countywide, data is showing that we have more rural residential land than we need.

Discussion

- Resident's children can't afford to live in the area.
- Teachers are moving away due to the lack of affordable housing choices.
- Housing choice is becoming increasingly limited for emergency medical services (EMS) professionals.
- Plain Sect families are opting out of living in high-density housing developments.
- There are concerns about short-term rentals driving up the price of housing.
- More engagement is needed with new residents and Plain Sect communities to develop housing plans that are inclusive and reflect the values of the community.
- Impact studies offer valuable insights into how development projects will affect roadway infrastructure.
- There is a need to provide housing options that enable residents to "age in place."
- We need to continue to preserve farmland. As community needs have changed, the minimum lot size for farms has increased from 10 to 25 acres, and now to 50 acres, to accommodate zoning needs.
- Plain Sect farmers are maintaining access to larger lot sizes for farming.
- Farms are being split by multiple families. In some instances, residents are building in the middle of 50 acres and farming around the property.
- Changes to agricultural zoning that would permit subdivisions are not expected for another 50 years.
- Due to topography and poor soil conditions, limited residential structures such as 1 to 2 residential units are being built for every 10 acres.
- There is a need for more commercial and industrial land. The region should look at parcels with access to water infrastructure, along major roadways, and are 10 acres or more in size.
- Plain Sect farmers are changing how they farm. We need to look back to the 1950's when farmers sold off farms.
- We need to ensure we build the proper infrastructure to support new development.
- Paradise Township will consider preparing a water infrastructure feasibility study. As part of the analysis, they will consider using East Lampeter's water or quarry water. There is resistance being felt within the community as many do not support new infrastructure. The study may need to consider creating new infrastructure to support water services somewhere along US 30.
- LCPD staff will be scheduling meetings with municipalities in the Pequea Valley Region to discuss any suitable land for development.

Survey Update | Sharon Cino

- The survey is closed. There were 265 survey responses and comments.
- We will reopen the survey for an outreach event located at The Factory on November 21, from 5-7pm.

Next Steps | Sharon Cino

- The next meeting will be on the Big Idea of **Thinking Beyond Boundaries**. The meeting date is to be determined.
- The Together Initiative Network (TIN) group invited us to the Factory Homecoming event being held in Paradise Township on November 21, 2024. The Factory is celebrating 30 years of providing ministries to the Pequea Valley Region.