

**LANCASTER COUNTY PLANNING COMMISSION
PUBLIC MEETING AGENDA**



Monday, June 14, 2010

**150 North Queen Street, Binns Park Annex, 1st Floor LCPC Meeting Rooms
Lancaster, Pennsylvania**

NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact the Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.

I. Call to Order: At or After 3:00 P.M.

- | | | | |
|--------------------------|----------------------------|--------------------------|------------------|
| <input type="checkbox"/> | Dennis Groff, Chair | <input type="checkbox"/> | Thomas McDermott |
| <input type="checkbox"/> | Ray D'Agostino, Vice-Chair | <input type="checkbox"/> | Tim Roschel |
| <input type="checkbox"/> | Leo Lutz, Secretary | <input type="checkbox"/> | Kathy Wasong |
| <input type="checkbox"/> | David Kratzer, Jr. | <input type="checkbox"/> | Matthew Young |
| | | <input type="checkbox"/> | David Zimmerman |

II. Call to Audience

Public Comment (any person who wishes to speak to the Planning Commission regarding any item not on the agenda should notify the Chair at this time)

III. Approval of the Minutes of Prior Meetings:

May 24, 2010

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:
 - 2. Housing and Economic Development Planning Division:
 - 3. Transportation Planning Division:

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: **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):

VI. New Planning Matters for Discussion and Action:

- A. Lancaster County Comprehensive Planning Items: **None.**
- B. Community Planning Reviews:
 - 1. **#30-130**, West Hempfield Township, Proposed Amendment to the Zoning Ordinance to Revise regulations governing co-location of communications facilities and dimensionally nonconforming dwellings and to Add regulations governing alternative energy facilities and outdoor hydronic heaters.
 - 2. **#41-130**, Manor Township, Proposed Rezoning of two (2) tracts of land located on the west side of Chestnut Grove Road and on the east side on the Pennsylvania Lines, LLC, and containing a total of approximately 151 acres from (R) Rural Zone to (E) Excavation Zone.

3. **#43-44**, Martic Township, Proposed Amendment to the Zoning Ordinance to Add regulations governing windmills as accessory uses.
4. **#43-45**, Martic Township, Proposed Amendment to the Zoning Ordinance to Revise regulations governing agricultural uses.
5. **#45-84**, Mount Joy Borough, Proposed Amendment to the Zoning Ordinance to Revise regulations governing replacement of mobile homes in existing mobile home parks.
6. **#54-90**, Rapho Township, Proposed Application of KH Wastewater Treatment Company, LLC, for approval of a certificate of public convenience and necessity to acquire the wastewater service assets of Model Enterprise, Inc., and to Begin to offer render, furnish & supply wastewater utility service to portions of Rapho Township.

C. Subdivision and Land Development Plan Items – Approvals:

1. **#92-286-1A**, Benuel Fisher, Sadsbury Township, (*Recommended for Postponement Until July 12, 2010 Meeting*)
2. **#09-72A**, Willis M. & Martha H. Martin, Little Britain Township, (*Recommended for Conditional Approval*)
3. **#10-21**, Chester Water Authority, Octoraro Water Treatment Plant – Alum Storage and Feed System Improvements, Little Britain Township, (*Recommended for Conditional Approval*)

D. Subdivision and Land Development Plan Items – Advisory Review:

1. **#70-62-1A**, Warrington – Phase 1A, East Lampeter and Upper Leacock Townships
2. **#76-347F**, Paul W. Wenger, Ephrata Township
3. **#79-113-2B**, Mill Creek Square, East Lampeter Township
4. **#79-263-3H**, Phase 4 of Eagles View, West Hempfield Township
5. **#79-526-2**, Amos K. Stoltzfus, Salisbury Township
6. **#83-320A**, Abner G. Zook, Upper Leacock and West Earl Townships
7. **#97-111-2**, Luther Acres – Hershey Wing Expansion, Lititz Borough
8. **#02-69-1A**, Benjamin B. Fisher, Leacock and Upper Leacock Townships
9. **#02-138A**, Vertex Internet, Inc., Lititz Borough
10. **#08-1-1A**, Home Ownership Choice, SACA Development Corporation – North / Locust Streets, Lancaster City
11. **#10-1A**, The Paradise & Leaman Place Fire Company, Paradise Township
12. **#10-22**, The Lyndon Mennonite Church, West Lampeter Township
13. **#10-24**, Kleinsasser Subdivision, Manheim Township
14. **#10-25**, Mervin R. Zook, Salisbury Township
15. **#10-27**, Amos S. & Malinda K. Smucker, Earl and Leacock Townships

E. Other Planning Matters:

1) Requests for Waivers:

- a. **#78-383A**, Robert L. Trout, Bart Township, Section 310.01.D Separation Distance, (*Recommended for Conditional Approval*)

2) Requests for Time Extensions:

- a. **#93-199-2A**, Villas at Georgetown, Bart Township, 120-Day Extension of Time, (*Recommended for Approval*)

3) Unconditional Preliminary Plan Approvals: **None.**

F. Additions to the Agenda (with 24-hour Public Notice):

VII. Old Business: **None.**

VIII. New Business and Discussion Items:

- A. Commission discussion of the response letter from the PA Dept of Agriculture dated May 28, 2010 regarding proposed Solar Farm, East Drumore Township.
- B. Scoping Document for Eastern Shore Natural Gas Company, proposed mainline extension interconnect project, Salisbury Township (*Mary Gattis*)

IX. Adjournment

Next Scheduled Meeting: Monday, June 28, 2010