

**LANCASTER COUNTY PLANNING COMMISSION  
PUBLIC MEETING AGENDA**



**Monday, August 10, 2009**

**150 North Queen Street, 1<sup>st</sup> Floor Public Meeting Room  
Lancaster, Pennsylvania**

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**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.**

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

- |                          |                               |                          |                  |
|--------------------------|-------------------------------|--------------------------|------------------|
| <input type="checkbox"/> | Dennis Groff, Chairman        | <input type="checkbox"/> | Leo Lutz         |
| <input type="checkbox"/> | Ray D'Agostino, Vice-Chairman | <input type="checkbox"/> | Thomas McDermott |
| <input type="checkbox"/> | Mark Hiester, Secretary       | <input type="checkbox"/> | Tim Roschel      |
| <input type="checkbox"/> | Virginia Brady                | <input type="checkbox"/> | Matthew Young    |
|                          |                               | <input type="checkbox"/> | Vacant           |

**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 Chairperson at this time)

**III. Approval of the Minutes of Prior Meetings:**

July 27, 2009

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. “A Review of the Implementation Strategy for American Recovery and Reinvestment Act Funding for the Lancaster County Workforce Investment Area” – Scott Sheely, Executive Director, Lancaster County Workforce Investment Board

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 Division:

V. Previous 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:

1. **#02-165-2**, Clair Brothers Audio Systems, Inc., South Oak Street LP and Carel USA LLC (Doe Run Restoration), Manheim Borough, (*Previously Postponed Until August 10, 2009 Meeting, and Presently Recommended for Postponement Until September 14, 2009 Meeting*)

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. **#5-36**, Caernarvon Township, Proposed CDBG (*Community Development Block Grant*) Funding for sidewalks, walking paths, and pedestrian bridge to Historic Poole Forge.
2. **#6-12A**, Christiana Borough, Proposed Zoning Ordinance.
3. **#11-52**, Columbia Borough, Proposed CDBG (*Community Development Block Grant*) Funding for the North Second Street Rehabilitation Project Phase II.
4. **#21-72**, West Earl Township, Proposed Rezoning of a 68.664 acre tract of land on the south side of PA Route 322, Division Highway, from C-2 General Commercial District to Professional Enterprise (PE) District, and to Amend the text of the Zoning Ordinance to provide for a Professional Enterprise (PE) Zoning District, to Add definitions for hospital or medical center, recreation club, recreation facility and regional impact development, to Add Professional Enterprise (PE) Zoning District to the sign regulations; to Add supplementary regulations for hospitals and medical centers, medical, dental, vision counseling, and health care services, recreation clubs, recreation facilities and playgrounds, regional impact development in the PE District, satellite communication center, schools and educational uses in the PE District; and to Add conditional use regulations to the Zoning Ordinance.
5. **#32-164**, West Lampeter Township, Proposed Rezoning of a tract of land containing approximately 3.36 acres situated on the east side of Lampeter Road, south of Lincoln Highway East and north of Plymouth Avenue from R-2 Residential – Medium Density District to CH Commercial – Highway District.
6. **#37-49**, Lititz Borough, Proposed CDBG (*Community Development Block Grant*) Funding for the Forney Drive / Plum Street Neighborhood Improvement Project Phase II.
7. **#45-81**, Mount Joy Borough, Proposed CDBG (*Community Development Block Grant*) Funding for Phase I of the Birchland Avenue Improvement Project.
8. **#49-41**, Paradise Township, Proposed CDBG (*Community Development Block Grant*) Funding Kinzers Phase V Sanitary Sewer Extension Project.
9. **#50-67A**, Penn Township, Proposed Amendment to the Zoning Ordinance by Adding a definition for cluster development, by Revising the definition of net acre or net acreage, by revising the definition for common open space, by Deleting the definition for open space, common or public, by Amending the working of the common open space requirements within Section 319, by Amending the required open space ratio for cluster development within Section 414.6, by Amending the required design standards for cluster development within Section 414.7, by Amending the

common open space design requirements for cluster development with Section 414.9, by Permitting an increase in residential densities for cluster development within Section 414.12, and by Adding a new Section 414.13 establishing criteria for awarding of bonus density by the Township Board of Supervisors.

10. **#53-23**, Quarryville Borough, Proposed CDBG (*Community Development Block Grant*) Funding for the North Church Street Well Improvement Project.

C. Subdivision and Land Development Plan Items – Approvals:

1. **#72-11-6A**, Boulder Hill Properties, Brecknock Township, (*Recommended for Conditional Approval*)
2. **#77-88-1**, Stadel Volvo, East Petersburg Borough, (*Recommended for Postponement Until August 24, 2009 Meeting*)
3. **#82-237-4**, Glenn S. Weber, Brecknock Township, (*Recommended for Conditional Approval*)
4. **#09-51**, Manheim Borough Public Works Facility, Manheim Borough, (*Recommended for Conditional Approval*)

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

1. **#75-176-3A**, James D. & Charlotte Miller and The Estate of Victoria Miller, Providence Township
2. **#04-98B**, Farm on Quarry Road Limited Partnership, Manheim Township

E. Other Planning Matters:

- 1) Requests for Waivers:
  - a. **SK09-04**, Benjamin G. & Barbara K. King, Bart Township, Section 303 Plan Processing Procedures, (*Recommended for Conditional Approval*)
- 2) Requests for Time Extensions:
  - a. **#83-72-3**, Stoltzfus Farm, Strasburg Township, Extension of Time, (*Report Forthcoming*)
  - b. **#86-123-1A**, Girard S. & Helen C. Stapleton, Colerain Township, 90-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. Subdivision & Land Development Agreement:

1. LCPC File #: **93-179-1**, Amos E. Stoltzfus, Sadsbury Township

IX. Adjournment

**Next Scheduled Meeting: Monday, August 24, 2009**

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