

**LANCASTER COUNTY PLANNING COMMISSION
PUBLIC MEETING AGENDA**



Monday, August 23, 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:

August 9, 2010

IV. Appointments, Presentations and Reports:

- A. Scheduled Public Presentations: **None.**
- B. Committees and Task Forces:
 - 1. Commission approval for the nomination of TTAC Member to represent operating railroad – Ms. Marilyn Jamison, Amtrak and, Mr. Brad Webber, Amtrak Alternate.
- C. Reports and Presentations From LCPC Staff:
 - 1. Executive Director:
 - 2. Community Planning Division:
 - 3. Long Range / Heritage 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): **None.**

VI. New Planning Matters for Discussion and Action:

- A. Lancaster County Comprehensive Planning Items: **None.**
- B. Community Planning Reviews:
 - 1. **#8-83**, East Cocalico Township, Proposed Amendment to the Subdivision & Land Development Ordinance to Revise plan processing procedures.
 - 2. **#9-25A**, West Cocalico Township, Proposed Zoning Ordinance & Map.

3. **#20-82**, East Earl Township, Proposed Amendment to the Future Land Use Map of the ELANCO Regional Comprehensive Plan by changing the designation of 45.6 acres situated on the north side of Division Highway, Route 322, from Industrial to Village Mixed Use.
4. **#26-48**, Ephrata Borough, Proposed Amendment to the Zoning Ordinance, Chapter 319, Article II, Terminology, Section 319-17, Definitions by Adding thereto definitions for the terms “enclosed porch”, “unenclosed porch” and “privacy screen”, and Article XVI, Additional Requirements for Special Exception Uses, Section 319-76, specific special exception standards, by providing specific standards to regulate the enclosure of porches that are located within a required yard.
5. **Combined Report:** **#40-16A**, Manheim Borough, Proposed Manheim Central Region Comprehensive Plan.
#50-48A, Penn Township, Proposed Manheim Central Region Comprehensive Plan.
#54-60A, Rapho Township, Proposed Manheim Central Region Comprehensive Plan.
6. **#41-131**, Manor Township, Proposed Rezoning of a tract of land containing approximately 32.63 located on the west side of land owned by PP&L, and the east side of lands owned by the Lancaster County Solid Waste Management Authority and Pennsylvania Lines, LLC from (R) Rural Zone to (I) Industrial Zone.
7. **#46-120A**, Mount Joy Township, Proposed Update to the Official Map.
8. **#55-30**, Sadsbury Township, Proposed Zoning Ordinance & Map.
9. **#57-59A**, Strasburg Borough, Proposed Amendment to the Subdivision & Land Development Ordinance to Add definitions of specific terms; to Revise Plan Processing Procedures; to Supplement and Revise the information to be shown on or submitted with Subdivision and Land Development Plans, and to Modify the design standards for subdivisions and land developments.
10. **#60-120**, Warwick Township, Proposed Vacation of Carpenter Road between Clay Road and Lincoln Road.

C. Subdivision and Land Development Plan Items – Approvals:

1. **#75-130-7E**, A Portion of Phase 4 – Summit Hills, Mountville Borough, ***(Recommended for Conditional Approval)***
2. **#79-163-3**, Camp Andrews, Drumore Township, ***(Recommended for Conditional Approval)***
3. **#10-41**, Mountville Church of the Brethren, Mountville Borough, ***(Recommended for Conditional Approval)***

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

1. **#71-67-7B**, Strasburg Business Place, Strasburg Borough
2. **#79-379-2**, Penn Embryo, Inc., Ephrata Township

3. #82-72A, Gary Lee Graham & Bradley E. Graham, Salisbury Township
4. #82-118-1, The Properties of Amos F. Beiler, Jr., & Katie Ann Beiler and Samuel S. & Anna Mary Ebersol, Salisbury Township
5. #84-283M, Darl L. & Denise L. Yoder, West Earl Township
6. #86-372-2C, Reuben B. Lapp, Earl Township
7. #89-148-1C, James S. & Lillian E. Zimmerman, Rapho Township
8. #97-42A, Christian Esh Subdivision, East Lampeter Township
9. #05-125B, New Holland Borough Authority, New Holland Borough
10. #10-42, Lancaster County Firemen's Association, Inc., West Lampeter Township

E. Other Planning Matters:

- 1) Requests for Waivers: **None.**
- 2) Requests for Time Extensions: **None.**
- 3) Unconditional Preliminary Plan Approvals: **None.**

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

1. Commission approval for signature of a Subdivision Land Development Agreement for LCPC File #: **92-286-1A**, Benuel Fisher, Sadsbury Township.

VII. Old Business: **None.**

VIII. New Business and Discussion Items:

IX. Adjournment

Next Scheduled Meeting: Monday, September 13, 2010