

**LANCASTER COUNTY PLANNING COMMISSION
PUBLIC MEETING AGENDA**



Monday, April 12, 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:

March 22, 2010

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. Follow-up of the *Model Conservation Zoning District and Natural Resource Protection Standards* (Justin Evans)
2. Overview of the *Agriculture Zoning District Guidelines* (Dean Severson)

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. 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. **#4-81**, Brecknock Township, Proposed Amendment to the Zoning Ordinance by Amending Section 110-7, Definitions, regarding definitions for “farm” and “impervious surface”; by Amending Section 110-20, Forest Recreation (FR) District, and Section 110-22, Residential Medium (RM) District, regarding bed-and breakfast establishments; by Amending

Section 110-23, Neighborhood Commercial (NC) District, and Section 110-24, Highway Commercial (HC) District, regarding the commercial keeping of poultry, livestock, bees, and wild or domestic animals; and by Amending Section 110-27, Accessory Buildings, Structures and Uses, Section 110-28, Erection of More Than One Principal Building On A Lot, Section 110-38, Agricultural Uses, Section 110-40, Family Farm Support Business, Section 110-59 Standards for Accessory Dwellings, Section 110-60, Animals and Animal Shelters, and Section 110-84, Sign Standards Determined By Use of Sign, regarding miscellaneous Amendments, (*Report Forthcoming*)

2. **#4-82**, Brecknock Township, Proposed Amendment to the Zoning Ordinance by Amending Section 110-7, Definitions, regarding definitions for “DER” and “parent tract”; and by Amending Section 110-18, Agricultural (AG) District, Section 110-19, Agricultural-2 (AG-2) District, and Section 110-20, Forest Recreation (FR) District, regarding cross-references, maximum number of lots, number of principal uses, and minimum lot size, (*Report Forthcoming*)
3. **#29-192B**, East Hempfield Township, Proposed Rezoning of approximately 58 acres of land located along Marietta Pike (Route 23), Running Pump Road, and US Route 30 Bypass from Agricultural Holding (AH) and Suburban Residential (R-1) to Local Commercial (C-1), Community Commercial (C-2), and High Density Residential (R-2).
4. **#29-203**, East Hempfield Township, Proposed Amendment to the Zoning Ordinance by Adding rental / leasing of automobiles and trucks in the General Industrial Zone, (*Recommended for Withdrawal*)
5. **#32-163A**, West Lampeter Township, Proposed Amendment to the Zoning Ordinance to Authorize additional dwelling types in the RV Residential-Village District, and to Establish approval, dimensional and design requirements for such dwelling units.
6. **#32-165**, West Lampeter Township, Proposed Amendment to the Zoning Ordinance to Authorize accessory dwelling units in Agricultural or Residential Zoning Districts, and to Establish approval, dimensional and design requirements for such dwelling units.

C. Subdivision and Land Development Plan Items – Approvals: **None.**

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

1. **#66-151-1C**, Talaat S. & Ferial T. Eid, Upper Leacock Township
2. **#71-284-3**, Forry’s Country Store, West Hempfield Township
3. **#72-462-2**, Lancaster Agricultural Products, East Lampeter Township
4. **#77-417-4**, Morphy Auction House Expansion, East Cocalico Township
5. **#81-155-2**, Herbert H. Graybill, Providence Township
6. **#88-307-6**, Masonic Village – Cottages at Conoy Creek, West Donegal Township
7. **#91-140-1B**, Willow Creek, Ephrata Township, (*Report Forthcoming*)

8. **#98-148-1B**, Ketterline, Inc., West Donegal Township
9. **#02-149-1A**, Harvest Presbyterian Church, West Lampeter Township
10. **#03-51-1F**, Four Seasons at Elm Tree – Phase IV-A, Rapho Township
11. **#07-74-2**, The Long Community at Highland, Manheim Township
12. **#10-12**, Log Cabin Court Mobile Home Park, Earl and East Earl Townships
13. **#10-13**, Ammon Z. Martin, East Earl Township
14. **#10-14**, John M. Jones, Fulton Township
15. **#10-15**, Dean L. Groff and Brian L. Groff, Salisbury Township
16. **#10-16**, Thomas and Wendy Stuber, West Cocalico Township

E. Other Planning Matters:

- 1) Requests for Waivers:
 - a. **EH10-1**, Samuel B. & Sally F. Glick, Bart Township, Section 303 Plan Processing Procedures, (***Recommended for Conditional Approval***)
 - b. **SK10-4**, Samuel K. & Priscilla F. Fisher, Drumore Township, Section 303 Plan Processing Procedures, (***Recommended for Conditional Approval***)
 - c. **#85-367-4**, Wesley United Methodist Church, Colerain Township, Section 602.20.D Driveway Access, (***Recommended for Conditional Approval***)
- 2) Requests for Time Extensions: **None.**
- 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: **None.**

IX. Adjournment

Next Scheduled Meeting: Monday, April 26, 2010