

**LANCASTER COUNTY PLANNING COMMISSION
PUBLIC MEETING AGENDA**



Monday, April 26, 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:

April 12, 2010

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. Trail Planning in Lancaster County (*Mike Domin*)

B. Committees and Task Forces: **None.**

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:

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, (*Postponed from the April 12, 2010 Meeting*)
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, (*Postponed from the April 12, 2010 Meeting*)

- 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. **Combined Report:** #13-31, Conoy Township, Proposed Official Map.
 #16-59, West Donegal Township, Proposed Official Map.
 #25-54, Elizabethtown Borough, Proposed Official Map.
 #46-120, Mount Joy Township, Proposed Official Map.
 - 2. **#18-25A & B:**
 - A. East Drumore Township, (4) to Add a provision to the Ordinance for uses not specifically permitted or denied and to Provide for procedures and standards for the review of conditional use applications;
 - B. East Drumore Township, (1) to Rezone a tract along Black Bear Road from R-1 to Agricultural; (2) to Add municipal government uses as a special exception in Agricultural, R-1 and C-1 Districts; (3) to Define “conditional use”, (5) to Modify the requirements for storage of flammable fuels in Commercial Districts; (6) to Prohibit parking or storage of unregistered vehicles in R-1 and R-2 Districts; (7) to Increase the permitted size of certain signs in Commercial Districts; (8) to Increase the minimum fair market value of work which shall require a building permit from \$1,5000 to \$2,500 and to Eliminate the requirements that the plot plan accompanying a building permit application be drawn to scale; and (9) to Reduce certain lot width, depth and maximum coverage requirements in Agricultural Districts and eliminate a note concerning side yard requirements in Commercial Districts.

3. **#35-94**, Leacock Township, Proposed Zoning Ordinance & Map with Rezoning of four tracts of land from Suburban Residential (SR) to Commercial (C-1) and Village Residential (V-R).
4. **#54-88**, Rapho Township, Proposed Rezoning of 5.17 acres situated on the southwest corner of Strickler Road and McKinley Drive from Agricultural to Industrial.
5. **#54-89**, Rapho Township, Proposed Rezoning of approximately .62 acres situated on the northwest corner of Main Street and McKinley Drive from R-2 Residential to Mobile Home Park.

C. Subdivision and Land Development Plan Items – Approvals:

1. **#73-81-2**, Robert Porterfield, Martic Township, (*Recommended for Withdrawal*)
2. **#86-9-1**, J. Mervin & Anna Mae Miller, Elizabeth Township, (*Recommended for Conditional Approval*)
3. **#97-74-1**, Fivepointville Fire Company, Brecknock Township, (*Recommended for Conditional Approval*)

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

1. **#73-132-8**, Metro Bank, Airport Road, Manheim Township
2. **#76-69-7**, Hernley Subdivision, Mount Joy Township
3. **#78-527-1B**, Phase 2 of Conoy Crossing Elizabethtown Borough and West Donegal Townships
4. **#79-106-4B**, Western Heights Water Authority, Earl Township
5. **#95-57-2**, Quality Mulch Products, LLC, Ephrata Township
6. **#04-85-1**, Manheim Township School District, Proposed 5 & 6 Grade Facility, Manheim Township

E. Other Planning Matters:

- 1) Requests for Waivers:
 - a. **EH10-2**, Jarrod C. Johnson, Little Britain Township, Section 303 Plan Processing Procedures, (*Recommended for Conditional Approval*)
 - b. **SK10-5**, Alvin B. & Katie K. Beiler and Jacob B. Beiler, Colerain Township, Section 303 Plan Processing Procedures, (*Recommended for Conditional Approval*)
 - c. **#99-122A**, Daniel Beiler, Sadsbury Township, Section 303 Plan Processing Procedures, (*Recommended for Conditional Approval*)
- 2) Requests for Time Extensions:

- a. **#71-224-1**, Koser Arch Street, Conoy Twp, 90-Day Extension of Time, (*Recommended for Approval*)

3) Unconditional Preliminary Plan Approvals:

- a. **#85-367-4**, Wesley United Methodist Church, Colerain Township, (*Recommended for Approval*)

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

VII. Old Business: **None.**

VIII. New Business and Discussion Items:

1. DRAFT Holtwood Hydroelectric Project – Land and Shoreline Management Plan (*Mike Domin*)

IX. Adjournment

Next Scheduled Meeting: Monday, May 10, 2010