

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: Monday, January 11, 2010, 3:00 p.m.

- I. Call to Order: Chair Groff opened the Public Meeting @ 3:05 p.m., beginning with roll call of the LCPC Members.

MEMBERS: Commissioners Dennis Groff, Ray D’Agostino, Leo Lutz, Thomas McDermott, Tim Roschel, Matthew Young, Kathy Wasong, and David Zimmerman were present.

Commissioner David Kratzer, Jr., was not present.

STAFF: James Cowhey, Frank Behlau, Jane Pugliese, Dave Royer, Lauri Ahlskog, Justin Evans, Randall Heilman, Tara Hitchens, Pat Kadel, Gwen Newell, Dean Severson, Brad Stewart, Danny Whittle, and Carol Youtz were present.

OTHERS:

Ron Funk	Brecknock Township
Bob Shenk	Herbert, Rowland, & Grubic, Inc.
Amy Swartz	Donegal School District

- II. Call to Audience: No one from the audience addressed the Commission.

- III. Approval of the Minutes of Prior Meetings – December 28, 2009: Mr. Zimmerman made a motion to approve said minutes. The motion was seconded by Mr. Roschel. The motion carried unanimously.

- IV. Appointments, Presentations and Reports:

- A. Scheduled Public Presentations: **None.**
- B. Committees and Task Forces: **None.**

C. Reports and Presentations From LCPC Staff:

1. Mr. Cowhey, Executive Director, welcomed Ms. Wasong to the Commission. He also reported that the upcoming LCPC Executive Committee Meeting will be held on **Monday, February 22, 2010, at 11:30 a.m.**, in the LCPC Conference Rooms #102 and #104. He further stated that there will be an upcoming combined Agriculture Preserve Board and LCPC Meeting.
2. Ms. Pugliese provided an update from the Housing and Economic Development Planning Division on the status of the Economic Development & Sustainability Plan. She further reported that the Regulatory Barriers to Housing Affordability Study will be presented to the Board of County Commissioners within the next two weeks.
3. Mr. Royer reported from the Transportation Planning Division firstly by distributing the MPO & TTAC Handbooks. He stated that the TTAC was cancelled for January, and that the next MPO Meeting is scheduled for **Monday, February 22, 2010**, and that the next TTAC Meeting is scheduled for **Monday, February 8, 2010**. The LED traffic signal conversion project using federal stimulus funding is moving forward. Mr. Royer lastly stated that there will be an upcoming County Public Meeting on **Tuesday, February 9, 2010 at 7:00 p.m.**, regarding the capital program for County Bridges.

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. **#4-80**, Brecknock Township, Proposed Amendment to the Zoning Ordinance addressing adequate water supply, Report Was Forthcoming, **(Report Now Available)**

The Planning Commission discussed the Ordinance's potential impact on housing affordability should a development propose a public water system and recommended that such developments be allowed by right rather than by conditional use.

Vice-Chair D'Agostino made a motion to approve and forward the Staff Review inclusive of the above revision drafted for the plan listed under Roman Numeral VI. **B.1.** The motion was seconded by Mr. McDermott. The motion carried unanimously.

2. **#12-28**, Conestoga Township, Proposed Rezoning of approximately 2,143 acres from Rural-Conservation (RC) and Low Density Residential (LDR) to Effective Agriculture (A).

Vice-Chair D'Agostino made a motion to approve and forward the Staff Review for the plan listed under Roman Numeral VI. **B.2.** The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

3. **Combined Report:** **#13-29A**, Conoy Township, Proposed Regional Strategic Plan for Elizabethtown Borough and the Townships of Conoy, Mount Joy, and West Donegal.
#16-58A, West Donegal Township, Proposed Regional Strategic Plan for Elizabethtown Borough and the Townships of Conoy, Mount Joy, and West Donegal.
#25-53A, Elizabethtown Borough, Proposed Regional Strategic Plan for Elizabethtown Borough and the Townships of Conoy, Mount Joy, and West Donegal.
#46-118A, Mount Joy Township, Proposed Regional Strategic Plan for Elizabethtown Borough and the Townships of Conoy, Mount Joy, and West Donegal, Report Was Forthcoming, **(Report Forthcoming)**

The Commission commented on the proposed Agricultural Holding plan designation and requested that the designation be revised to better reflect the future residential use of the property, and that the associated zoning designation be residential.

Mr. Young made a motion to approve and forward the Staff Review inclusive of the above revision drafted for the plan listed under Roman Numeral VI. **B.3.** The motion was seconded by Ms. Wasong. The motion carried unanimously.

4. **#15-79**, East Donegal Township, Proposed Amendment to the Zoning Ordinance by adding public and private schools located within the Township's Urban Growth Boundaries as a permitted use and structure in the Agricultural District (A).

The Commission expressed concerns regarding a school facility located in any Agricultural District and recommended that the Township determine if it is appropriate to develop the specific parcels owned by the Donegal School District and, if so, determine what zoning district(s) would be more appropriate for large school facilities and make appropriate amendments to the Zoning Map and Ordinance. Should these parcels remain adjacent to or within the Agricultural District, the School District should comply with the Townships agricultural nuisance ordinance. Ms. Swartz, representing the School District, stated that the amendment appeared to be the best way to address the situation.

Vice-Chair D'Agostino made a motion to approve and forward the Staff Review inclusive of the above revision drafted for the plan listed under Roman Numeral VI. **B.4.** The motion was seconded by Mr. McDermott. The motion carried unanimously.

C. Subdivision and Land Development Plan Items – Approvals:

1. **#09-81**, Howard E. & H. Christian Ferro, Martic Township, *(Conditionally Approved)*

Ms. Wasong made a motion to approve the above Staff Review, with a directive to depict the secondary sanitary system location for the plan listed under Roman Numeral VI., **C.1.**, conditioned upon adequately satisfying the comments of the respective review memorandum, and motion further approval for the requested waivers and/or modifications as recommended in said memorandum. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

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

1. **#09-82**, Abram F. & Katie B. Stoltzfus, Fulton Township

Mr. Young made a motion to accept the above Staff Review as drafted for the plan listed under Roman Numeral VI. **D1**. The motion was seconded by Mr. Roschel. The motion carried unanimously.

E. Other Planning Matters:

1) Requests for Waivers:

- a. **SK09-11**, Menno E. & Miriam Beiler, Bart Township, Section 303 Plan Processing Procedures, (*Approved*)

Mr. McDermott made a motion to approve and forward Staff Review of the above plan listed under Roman Numeral VI. **E.1)a.**, and considering comments of the respective said review. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

2) Requests for Time Extensions:

- a. **#86-414-1**, Summerfield, Pequea Township, One Year (365-Days) Extension of Time, (*Approved*)

Mr. Zimmerman made a motion to approve and forward the above Extension of Time as drafted listed under Roman Numeral VI., **E.2)a.** The motion was seconded by Mr. McDermott. The motion carried unanimously.

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

F. Additions to the Agenda (with 24-hour Public Notice): **None.**

VII. Old Business: **None.**

VIII. New Business and Discussion Items: **None.**

IX. Adjournment: Chair Groff made declaration to adjourn the meeting at 4:40 p.m.

PLEASE NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be held on Monday, January 25, 2010.