

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION

DATE AND TIME: Monday, January 25, 2010, 3:00 p.m.

- I. Call to Order: Chair Groff opened the Public Meeting @ 3:00 p.m., beginning with roll call of the LCPC Members.

MEMBERS: Commissioners Dennis Groff, Ray D’Agostino, Leo Lutz, David Kratzer, Jr., Kathy Wasong, and David Zimmerman were present.

Commissioners Thomas McDermott, Tim Roschel, and Matthew Young were not present.

STAFF: James Cowhey, Frank Behlau, Jane Pugliese, Scott Standish, Lauri Ahlskog, Mike Domin, Justin Evans, Mary Gattis-Schell, Emma Hamme, Randall Heilman, Tara Hitchens, Pat Kadel, Gwen Newell, Brad Stewart, Kip Van Blarcom, Andy Weaver, Danny Whittle, Elijah Yearick, and Carol Youtz were present.

OTHERS:

James Bollinger	Heritage Center of Lancaster County
Sherrie Boyer	PA Guild of Craftsmen
Jeff Burkhart	David Miller / Associates, Inc.
Michael Carper	HDC – South Square Project
Cynthia Fuhrer	HDC – South Square Project
Becky Gochnauer	Lancaster Mennonite Historical Society
Jack Howell	Lancaster Alliance – South Square Project
Julie Kohler	Designer Craft Guild
Thomas Morton	Morton Fine Furniture, Inc.
Wendy Nagle	Heritage Center of Lancaster County
Jonathan Pinkerton	Susquehanna Gateway Heritage Area
Amy Schultz	Lancaster City Resident
Bob Sherfy	Lancaster City Resident
Tim Smedick	Historic Preservation Trust

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

- III. Approval of the Minutes of Prior Meetings – January 11, 2010: Ms. Wasong made a motion to approve said minutes inclusive of removing the name of “Ms. Brady” listed on page 1, under Roman Numeral I. Call to Order, **MEMBERS:** The motion was seconded by Vice-Chair D’Agostino. Mr. Kratzer abstained since he was not present for this meeting. The motion carried unanimously.

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. Mr. Howell, of Lancaster Alliance gave presentation of the “South Square Project” located in the 200 Block of South Queen Street in Lancaster City. He provided preliminary schematics along with a brief overview of their assets, public spaces, and housing elements that will be in compliance to the Lancaster County Comprehensive Plan. Mr. Howell stated that the project is more than just housing, and that they are enlisting key stakeholders for the project. He introduced Mr. Carper, Executive Director of HDC (*Housing Development Corporation*), who is working on behalf of HDC, a stakeholder.

Mr. Carper stated that HDC presently expands their services into seven (7) different counties which provide mostly housing rentals. He indicated that once accepting Lancaster Alliance’s offer to come on board with the “South Square Project”, it was of a whole different kind of caliber from his other projects. Mr. Carper is now on board with Lancaster Alliance to help bring the South Square Project into fruition. He also gave a brief overview of the market study, the appraisal, schematic plans, and a historical review. Mr. Carper encouraged support and hoped that the South Square Project will become a reality for all of Lancaster County, as well as, Lancaster City.

Mr. Kratzer made a motion to approve signature for Commission endorsement letter in support of the above South Square Project. The motion was seconded by Vice-Chair D’Agostino. The motion carried unanimously.

2. Mr. Standish, Director for Long-Range and Heritage Planning; Kip Van Blarcom, Senior Heritage Planner; and Elijah Yearick, Long-Range and Heritage Planner (*all of whom are staff at the Lancaster County Planning Commission*) gave a presentation about the Lancaster County Heritage program. This presentation is available as a PDF on the LCPC website, www.co.lancaster.pa.us/planning under “This Just In: January 25 Heritage Program.”

After Mr. Van Blarcom and Mr. Yearick introduced the applicants recommended for designation under the program, Mr. Standish opened it up for public discussion. Several of the program’s participants commented on the value of the Lancaster County Heritage program.

Newly designated heritage resources were:

Heritage Event

Lancaster Roots 300: 1710-2010

(Sponsor: **Lancaster Mennonite Historical Society**)

Heritage Tours

Amish VIP (*Visit-in-Person*) Tour and Group Tour

(Sponsor: **The Amish Experience**)

Heritage Crafts

Pennsylvania Redware Pottery	(Artist: Ned Foltz)
Pennsylvania German Furniture	(Artist: Thomas Morton)
Pennsylvania German Weaving	(Artist: Susan Weaver)
Springerle Cookies	(Artist: Heather Botchlet)
Fraktur	(Artists: Amy Schultz, Julie Kohler)
Bookbinding	(Artist: Tony Haverstick)
Blacksmithing	(Artist: Dan Alexander)
Decorative Paste Papers	(Artist: Elizabeth Gates)
18th-Century Colonial Furniture	(Artists: Jay Brubaker, David Lunin)
Rug Hooking	(Artist: Peggy Hannum)

Mr. Zimmerman made a motion to approve the County designation of heritage resources (*heritage crafts, tour and event*) under the Lancaster County Heritage” program. The motion was seconded by Ms. Wasong. The motion carried unanimously.

B. Committees and Task Forces:

1. Mr. Kratzer made a motion to approve nominations of two (2) LCPC Members – Mr. Groff and Mr. Lutz; and one (1) Non LIMC Representative, Ms. Roni Ryan (*Elizabethtown Borough*), to serve on the 2010 TTAC (*Transportation Technical Advisory Committee*). In 2010, Mr. D’Agostino will serve his second term as Chair for TTAC. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

C. Reports and Presentations From LCPC Staff:

1. Mr. Cowhey, Executive Director, stated that there will be an Executive Committee Meeting held on **Monday, February 22, 2010 at 11:30 a.m.**, to date possibly located at same meeting location of LCPC Meetings or his Executive Suite. He further stated that the 2010 Envision Lancaster County Leadership Awards Program will be held on this coming **Thursday, January 28, 2010, from 6:00 until 8:00 p.m.**, 150 North Queen Street, located on the first floor Conference Rooms (*behind the Binns Park Stage*).

2. Community Planning Division: No Report
3. Mr. Standish reported from the Long Range / Heritage Division on the Route 30 Gateway Project. He also introduced Ms. Gattis-Schell, Senior Environmental Planner, who provided an update of the Lancaster County Water Resources Strategic Plan.

Ms. Gattis-Schell shared that the primary goal of the 2010 Lancaster County Water Resources Strategic Plan is to identify key catalytic actions that will support and facilitate the implementation of ***Balance***. Additional goals of this strategic update includes: (1) protect, (2) conserve, (3) improve surface and groundwater resources, (4) achieve goals of other elements of the County Comprehensive Plan, including ***Greenscapes*** and the ***Economic Development and Sustainability Plan***.

Ms. Gattis-Schell stated that the following accomplishments have been made to date:

- Identified strategies for managing wastewater in rural areas, and are ready to be presented to the Advisory Committee.
- Developed a process for working with municipalities to (1) eliminate inconsistencies between water/sewer service areas and designated growth area boundaries and (2) plan to fully serve DGAs. The process was endorsed by the leaders of the Advisory Committee.
- Drafted a scope of work for researching the long-term capacity of water and sewer facilities.
- Hosted two forums on TMDLs (*Total Maximum Daily Loads*) and discussed the potential implications of TMDLs to our growth management plan.
- Hosted a Stormwater Symposium in cooperation with Warwick Township and the Lancaster County Conservation District.
- Identified members of the community to serve on a task force to explore incentives for expanding the use of Stormwater BMPs. That group will begin their work in February.
- Commented on various proposed regulatory and non-regulatory programs related to water quality, including the following: (1) MS4 Draft Permit, (2) Riparian Forest Buffer Draft Guidance, and (3) Proposed Critical Water Planning Area Nominations
- Identified initial strategies for improving the comprehensive planning process related to water and sewer infrastructure.

Ms. Gattis-Schell completed her report and opened it up for public discussion.

Chair Groff, who is also Chair of the Lancaster County Water Resources Strategic Plan Taskforce, stated that “water” will be a huge item in the future. He inquired about the potential consequences of a Chesapeake Bay TMDL. Ms. Gattis-Schell said that she would forward a recent communication from EPA (*Environmental Protection Agency*) on that issue.

Mr. Kratzer stated that the Lancaster County Planning Commission had recently communicated an update to Committee Members and Municipal Officials regarding the Act 167 which is the Storm Water Management Act.

Mr. Weaver, Water Resources Engineer, Community Planning Division, indicated that for the next six (6) months, Lancaster County is committed to continuing with the Act 167 planning for beginning Items A & B stated in his correspondence, and that if time permits possibly Items C or D of same correspondence. As information becomes available, Mr. Weaver will continue to give updates.

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. **#17-27**, Drumore Township, Proposed Amendment to the Zoning Ordinance – amendments codified thru March 2003, by revisions to Article IV specific criteria applicable to shopping centers.

Mr. Lutz made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **B.1.** The motion was seconded by Ms. Wasong. The motion carried unanimously.

2. **#43-43**, Martic Township, Proposed Amendment to the Zoning Ordinance to revise regulations governing fences.

The Commission felt that suggested staff comment regarding a Maintenance Agreement was impractical and should be removed.

Mr. Kratzer made a motion to approve the above revision and to forward the above Staff Review for the plan inclusive of removing staff comment suggesting a maintenance agreement listed under Roman Numeral VI. **B.2**. The motion was seconded by Vice-Chair D'Agostino. The motion carried unanimously.

C. Subdivision and Land Development Plan Items – Approvals:

Mr. Burkhart, of David Miller / Associates, Inc., respectfully addressed the Commission regarding this item.

1. **#93-199-24**, Villas at Georgetown, Bart Township, (*Conditionally Approved*)

Vice-Chair D'Agostino made a motion to approve the above Staff Review, for the plan listed under Roman Numeral VI., **C.1.**, conditioned upon adequately satisfying the comments of the respective review memorandum. The motion was seconded by Mr. Kratzer. The motion carried unanimously.

2. **#02-165-3**, Clair Brothers Audio Systems, Inc., South Oak Street LP and Carel USA LLC (*Doe Run Restoration*), Manheim Borough, (*Postponed Until February 8, 2010 Meeting*)

Ms. Wasong made a motion to approve and forward the above Staff Review of Postponement until February 8, 2010 Meeting for the plan listed under Roman Numeral VI., **C.2**. The motion was seconded by Vice-Chair D'Agostino. The motion carried unanimously.

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

1. **#76-38-1F**, Houston Run, Phase 2C – Temporary Entrance Road, Salisbury Township
2. **#81-347-1**, Robert W. Ulrich, Jr., East Drumore Township
3. **#88-184-1A**, Samuel F. King, Upper Leacock Township
4. **#94-57C**, 222 Owl Hill Road, Warwick Township
5. **#09-58-1**, Donegal Woods, LLC, West Donegal Township

The Commission had inquiries for discussion regarding several of the above reviews.

Mr. Zimmerman made a motion to accept the above Staff Reviews as drafted for the plans listed under Roman Numeral VI. **D1** thru **D5**. The motion was seconded by Ms. Wasong. The motion carried unanimously.

E. Other Planning Matters:

1) Requests for Waivers:

- a. **EH09-10**, David L. & Ruth Ann Smucker, Caernarvon Township, Section 303 Plan Processing Procedures, (*Conditionally Approved*)

Mr. Kratzer made a motion to conditionally approve and forward Staff Review of the above plan listed under Roman Numeral VI. **E.1)a.**, conditioned upon adequately satisfying the comments of the respective review memorandum. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

- b. **#85-367-4**, Wesley United Methodist Church, Colerain Township, Section 302 Preliminary Plan, (*Disapproved*)

Staff recognized there was incorrect verbiage noted in the Staff draft review regarding “existing access easement stopped 100’ short of Kirkwood Pike”, and said that it should be removed from the final letter.

Ms. Wasong made a motion to approve the above Staff recommendation for Disapproval, and to forward Staff Review for the plan inclusive of removing staff comment from the final letter regarding the above verbiage listed under Roman Numeral VI. **E.1)b.**, and conditioned upon adequately satisfying the comments of the respective review. The motion was seconded by Mr. Lutz. The motion carried unanimously.

2) Requests for Time Extensions:

- a. **#79-25-4C**, The Meadows – Phase 3, Brecknock Township, 165-Day Extension of Time, (*Approved*)

Vice-Chair D’Agostino 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. Zimmerman. The motion carried unanimously.

- b. **#09-66**, Christian L. & Mary B. Riehl, Eden Township, 60-Day Extension of Time, (*Approved*)

Mr. Zimmerman made a motion to approve the above Extension of Time as drafted listed under Roman Numeral VI., **E.2)b.** The motion was seconded by Mr. Kratzer. 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 5:05 p.m.

PLEASE NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be held on Monday, February 8, 2010.

F:\YOUTZ\LCPC\MINUTES-2010\MINUTES-2010\1-25-10.doc