

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: Monday, February 8, 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, David Kratzer, Jr., Thomas McDermott, Kathy Wasong, Matthew Young, and David Zimmerman were present.

Commissioner Tim Roschel was not present.

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

OTHERS:

Dave Castello	Census 2010
Luis Gonzalez	Census 2010
Mark Stanley	Hartman, Underhill, & Brubaker, LLP

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

III. Approval of the Minutes of Prior Meetings – January 25, 2010: Mr. Zimmerman made a motion to approve said minutes. The motion was seconded by Mr. Lutz. The motion carried unanimously.

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. Ms. Hamme, Housing & Economic Development Planner, introduced Mr. Gonzalez, a Census Partnership Specialist, from one of the QACs (*Questionnaire Assistance Centers*), who gave a presentation on “Census 2010”.

Mr. Gonzalez briefly described their mission statement for the 2010 National Census Drive, and emphasized its crucial importance of how municipalities could lose a lot of dollars, if the headcount numbers submitted are low. He stated that the Census forms and kits are now available, and are offered in 59 languages. He further stated that there are various “QACs sites located here in Pennsylvania. Locally, in Lancaster City, the local Census Bureau is located at 25 Race Avenue. He encouraged each and every person to try and partner with the Census 2010 Drive. Mr. Gonzalez welcomed the Commission, all of Lancaster City Officials, all of Lancaster County Municipalities and Officials, all Agencies, all Businesses, and Referrals, etc, to come on board by advertising, networking, and getting the word out for good participation and great results. He added further for people to keep in mind that we must live with the final results for the next ten (10) years.

Mr. Gonzalez also indicated that there are employment opportunities for all ages, and that the work would require door-to-door participation. Prescreen testing is a criteria for employment, and contact for that information would be the local Census Bureau at the above address. The Census 2010 website is www.2010.census.gov.

Ms. Hamme distributed varied Census 2010 information to the Commission and all interested parties.

The Commission commended Mr. Gonzalez and Ms. Hamme for their efforts in advertising the Census 2010 project County-wide.

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

C. Reports and Presentations From LCPC Staff:

1. Mr. Cowhey, Executive Director, stated that this past week he had attended the 9th Annual National New Partners Smart Growth Conference. He stated that it was a very informative conference. The most significant outcome from the conference was the commitment of the Obama Administration to cooperation between the Department of Housing and Economic Development, The Environmental Protection Agency, and the Department of Transportation in both of policy development and funding.
2. Ms. Pugliese reported from the Housing and Economic Development Planning Division which included updates on the Economic Development & Sustainability Plan, the 2010 Urban Enhancement Fund Program, and the Growth Tracking Study which are all in progress.

3. Mr. Royer reported from the Transportation Planning Division that the TTAC Meeting was held today, and that the next MPO Meeting is scheduled for **Monday, February 22, 2010**. He stated that the LED traffic signal conversion project is underway, and a contractor is expected to receive the notice to proceed in early May.

Mr. Kratzer mentioned that the County Public Meeting on the capital program for County Bridges scheduled on **Tuesday, February 9, 2010 at 7:00 p.m.** has been cancelled.

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:
 1. **#02-165-3**, Clair Brothers Audio Systems, Inc., South Oak Street LP and Carel USA LLC (*Doe Run Restoration*), Manheim Borough, Report was Forthcoming, (*Postponed From the January 25, 2010 Meeting, Report Now Available, & Withdrawn*)

Mr. Zimmerman made a motion to acknowledge the Withdrawal of the above plan listed under Roman Numeral V. **C.I.** The motion was seconded by Mr. McDermott. The motion carried unanimously.

- 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. **#13-30**, Conoy Township, Proposed Amendment to Section 600 of the Zoning Ordinance to provide for the establishment and membership of the Zoning Hearing Board.

Mr. Kratzer 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. **#31-164**, East Lampeter Township, Proposed Rezoning of 1.907 acres situated on the northeast corner of Lincoln Highway East (Route 30) and Willowdale Drive intersection from Residential (R-2) to Commercial (C-2).

Ms. Wasong made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **B.2.** The motion was seconded by Mr. Young. The motion carried unanimously.

C. Subdivision and Land Development Plan Items – Approvals:

1. **#78-546B**, Roy L. Stoltzfus, Colerain Township, (*Conditionally Approved*)

Mr. Kratzer 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. Zimmerman. The motion carried unanimously.

2. **#85-367-4**, Wesley United Methodist Church, Colerain Township, (*Conditionally Approved*)

The Commission had some concerns that there should possibly be some type of maintenance documentation and / or language in the property deed regarding pervious paving when recording the above plan, and which should also be a condition of approval for the Final Plan.

Vice-Chair D'Agostino made a motion to approve the revised Staff Review inclusive of the above verbiage regarding pervious paving when recording the plan, and which should be a condition of approval for the Final Plan listed under Roman Numeral VI., **C.2.**, conditioned upon adequately satisfying the comments of the respective revised review memorandum. The motion was seconded by Mr. McDermott. The motion carried unanimously.

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

1. **#72-576-1**, Integrity Bank, Manheim Township
2. **#74-103-2**, Nolt Road Subdivision Plan, East Hempfield Township
3. **#92-108-1**, Amos K. King & Abram P. King, Leacock Township
4. **#04-54-1A**, Brenda E. Fogle, Salisbury Township

Chair Groff requested if there were no comments, nor discussion regarding the above Advisory Reviews, would the Commission make a motion for **D.1.** thru **D.4.**, as drafted, but to exclude **D.5.**, for further discussion.

Ms. Wasong made a motion to accept the above Staff Reviews as drafted for the plans listed under Roman Numeral VI. **D1** thru **D4**. The motion was seconded by Mr. Kratzer. The motion carried unanimously.

Chair Groff stated that since Paradise Township are still in discussion stage regarding **D.5**, The Paradise & Leaman Place Fire Company, located in Paradise Township, then his recommendation would be to postponed the plan until the February 22, 2010 LCPC Meeting

5. **#10-1**, The Paradise & Leaman Place Fire Company, Paradise Township

Chair Groff made a motion to postpone the above draft Staff Review until the February 22, 2010 LCPC Meeting for the plan listed under Roman Numeral VI. **D.5**. The motion was seconded by Vice-Chair D'Agostino. The motion carried unanimously.

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): **None**.

VII. Old Business: **None**.

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

IX. Adjournment: Chair Groff made declaration to adjourn the meeting at 3:43 p.m.

PLEASE NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be held on Monday, February 22, 2010.