

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: Monday, March 22, 2010, 3:00 p.m.

I. Call to Order: Chair Groff opened the Public Meeting @ 3:06 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, Scott Standish, Justin Evans, Randall Heilman, Emma Hamme, Tara Hitchens, Pat Kadel, Gwen Newell, Dean Severson, Brad Stewart, Kip Van Blarcom, Andy Weaver, Danny Whittle, and Carol Youtz were present.

OTHERS: Steve Risk Manor Township
Jeremy Young Millersville University Student

II. Call to Audience: Mr. Steve Risk, Applicant, respectfully addressed the Commission requesting to address an Extension of Time under Roman Numeral VI. **E.2)a.**, LCPC File #: **89-287-2**, Manor Corporate Center, Manor Township.

III. Approval of the Minutes of Prior Meetings – March 8, 2010: Ms. Wasong made a motion to approve said minutes. The motion was seconded by Vice-Chair D’Agostino. The motion carried unanimously.

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. Mr. Standish and Mr. Van Blarcom gave a brief overview of the Lancaster County Heritage Byways Program.

Mr. Standish presented the basics of the Byway Program and criteria types.

Mr. Van Blarcom highlighted the six-step designation process. He indicated that the Byway's Program is a part of the Lancaster County Heritage Program. Specifically, that there are two types: (1) Preservation Byway, and (2) Tourism Byway.

Mr. Standish stated that the facilitation and technical support to municipalities for undertaking a Byway planning process will be provided in-house. He further stated that this program is locally driven.

2. Mr. Evans gave a brief overview of the *Model Conservation Zoning District and the Natural Resource Protection Standards*. He explained that there are two basic components to the model: a stand-alone conservation zone and a set of protection standards applicable across all zones.

A Planning Commissioner lauded the riparian area protection standards, but expressed some concerns regarding the effect on agriculture when protecting interior forest blocks.

Staff responded that these are very selective areas, mostly within public preserves.

Another Planning Commissioner recommended that MPC (*Pennsylvania Municipal Planning Code*) citations be provided as appropriate in both model Ordinances. (*Note: This item will be discussed further at the April 12, 2010, LCPC Meeting*).

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

C. Reports and Presentations From LCPC Staff:

1. Mr. Cowhey, Executive Director, reported that the Lancaster County Commissioners endorsed the South Central Regional Action Plan. The plan was a project of the South Central Caucus of the County Commissioners Association of Pennsylvania. The Commissioners assigned the Planning Directors of Adams, Cumberland, Dauphin, Franklin, Lancaster, Lebanon, Perry, and York Counties to form a committee and develop the plan. The entire process was the outcome from the Commonwealth's Land Use and Transportation for Economic Development program that began in 2003. The purpose of the plan is to provide regional policy input into state funding and investment in projects having multi-county

significance. An additional and important outcome from the plan is that they now have regular meetings and communications among the Planning Directors of the eight counties.

Mr. Cowhey further reported that last week's Lancaster New Era provided a three-part series on the Lancaster County Agricultural Preservation and their 30-year celebration. He was very well pleased with the articles.

Lastly, Mr. Cowhey reminded the Commission of the upcoming 2010 PPA (*Pennsylvania Planners Association*) Annual Conference which will be held here at the Lancaster City's Convention Center from **Sunday, October 3rd through Tuesday, October 5th**.

2. Community Planning Division: No Report
3. Mr. Standish reported from the Long Range / Heritage Division that the National Park Service has contacted the Planning Commission regarding the Preserve America grant to undertake historical surveys in 14 Boroughs. The grant is expected to be received within the next few weeks, and a Consultant has been selected based on a rigorous RFPs (*Request For Proposals*) process.

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:
- 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. **#31-163A**, East Lampeter Township, Proposed Amendment to the Zoning Ordinance and Zoning Map to Designate 566 +/- acres as Campus Mixed Use

(CMU); and to Create a new zoning district entitled Campus Mixed Use (CMU); to Establish regulations, criteria, and procedures for development in the Campus Mixed Use District; to Establish regulations for compatible development within the CMU District; and to Add definitions.

Mr. Kratzer 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 Mr. Zimmerman. The motion carried unanimously.

2. **#37-50**, Lititz Borough, Proposed Subdivision & Land Development Ordinance.

Vice-Chair D'Agostino made a motion to approve and forward the above Staff Review inclusive of adding part of sentence on page two, 1st paragraph, "The existing Lititz Borough Subdivision and Land Development Ordinance was adopted by the . . ." that was inadvertently left out for the plan review listed under Roman Numeral VI. **B.2.** The motion was seconded by Mr. Kratzer. The motion carried unanimously.

3. **#37-51**, Lititz Borough, Proposed Zoning Ordinance.

Vice-Chair D'Agostino made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **B.3.** The motion was seconded by Ms. Wasong. The motion carried unanimously.

4. **#41-129**, Manor Township, Proposed Amendment to the Zoning Ordinance by Adding banks and similar financial institutions as a permitted use in the (MRC) Mixed Residential / Commercial Zone.

Mr. McDermott made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **B.4.** The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

5. **#50-69**, Penn Township, Proposed Amendment to the Zoning Ordinance to Revise density bonuses for cluster residential development.

Mr. McDermott made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **B.5.** The motion was seconded by Mr. Zimmerman. The motion carried unanimously (*Mr. Kratzer abstained*).

C. Subdivision and Land Development Plan Items – Approvals:

1. **#73-605-1A**, Eli S. & Linda S. Beiler, Strasburg Township, (*Conditionally Approved*)

Vice-Chair D'Agostino made a motion to approve and forward 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, and motion further approval for the requested waivers and/or modifications as recommended in said memorandum. The motion was seconded by Ms. Wasong. The motion carried unanimously.

2. **#74-23-1D**, Lot 3 for Samuel S. Esh, Jr., and Susie K. Esh, Sadsbury Township, *(Revised [Added Text] and Conditionally Approved)*

Vice-Chair D'Agostino made a motion to approve and forward the above revised Staff Review inclusive of added text addressing the Commission's concerns that "Sadsbury Township's agricultural zoning is not effective and that their size of farm lots will not allow all of the Ag community to maintain a viable Ag economy" 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 waiver and/or modification as recommended in said memorandum. The motion was seconded by Mr. Young. The motion carried unanimously.

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

1. **#64-8A**, Robin A. Knight-Snyder, Penn Township

Ms. Wasong made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.1.** The motion was seconded by Vice-Chair D'Agostino. The motion carried unanimously (*Mr. Kratzer abstained*).

3. **#77-17-3**, New Donegal High School, East Donegal Township

The Commission had concerns regarding an agriculture disclaimer relative to safety concerns, and would like those concerns to be added to the final review.

Mr. Young made a motion to approve and forward the above revised Staff Review inclusive of an agriculture disclaimer relative to safety concerns for the plan review listed under Roman Numeral VI. **D.1.** The motion was seconded by Mr. Lutz. The motion carried unanimously.

2. **#72-19A**, Ronald L. Groff, Salisbury Township
4. **#81-328-3**, Wendy's, Ephrata Borough
5. **#02-4-1A**, Millersville University Student Memorial Center Parking Lot & Utility Relocation, Millersville Borough
6. **#10-9**, LanCo Business Center, East Hempfield Township
7. **#10-10**, Holy Trinity Lutheran Church, Ephrata Borough
8. **#10-11**, John Metzger, Upper Leacock Township

Mr. Zimmerman made a motion to approve and forward the above Staff Reviews for the plan listed under Roman Numeral VI. **D.2., and D.4 thru D.8.** The motion was seconded by Mr. Lutz. The motion carried unanimously.

E. Other Planning Matters:

- 1) Requests for Waivers: **None.**
- 2) Requests for Time Extensions:
 - a. **#89-287-2, Manor Corporate Center, Manor Township, Five (5) Years, (Revised Recommendation to Five (5) Years Extension of Time and Approved)**

Mr. Steve Risk, applicant of the plan, again respectfully addressed the Commission regarding LCPC File #: **89-287-2, Manor Corporate Center, Manor Township.** He explained that Manor Township was in agreement of the requested Five (5) years extension of time.

The Commission had discussion involving further clarification from Staff and possible alternatives. They recommended that the Staff Review to be revised reflecting the requested Five (5) year extension of time by the applicant, due to the unique circumstances of the plan approval.

Mr. Groff made a motion to approve and forward the above revised Staff Review reflecting their recommendation to Five (5) Years extension of time for the plan review listed under Roman Numeral VI. **E.2)a.** The motion was seconded by Ms. Wasong. 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 5:28 p.m.

PLEASE NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be held on Monday, April 12, 2010.