

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE AND TIME: Monday, March 8, 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., 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, Randall Heilman, Tara Hitchens, Gwen Newell, Dean Severson, Brad Stewart, Danny Whittle, and Carol Youtz were present.

**OTHERS:**

Sandy Kime	David Miller / Associates, Inc.
Dennis Reichel	Herbert, Rowland, & Grubic, Inc.
Tom Zorbaugh	Warwick Township – Zoning Officer

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

III. Approval of the Minutes of Prior Meetings – February 22, 2010: Mr. Zimmerman made a motion to approve said minutes inclusive of removing verbiage on page 3, listed under Roman Numeral VI. New Planning Matters for Discussion and Action: B. Community Planning Reviews: #31-165, East Lampeter Township, “. . . Mr. Lutz abstained his Vote”. The motion was seconded by Mr. Kratzer. 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, presented a letter that he drafted that is addressed to Ms. Shelley Poticha, Director, of Office of Sustainable Housing and Communities, HUD (*Department of Housing and Urban Development*) dated March 9<sup>th</sup>. He stated that the letter addressed the Grant Program regarding planning and implementation.

The Commission proposed a revision of a carry over number on page 2.

Mr. Cowhey acknowledged the revision and stated that it will be corrected and forwarded.

2. Ms. Pugliese, Director for Housing and Economic Development Planning Division, reported that the County Commissioners approved the 2010 Urban Enhancement Fund Program. A program timeline titled ***2010 Urban Enhancement Fund Program Timeline*** inclusive of the new guidelines were distributed to the Commission. She gave a brief review of this information, and stated that it is now available at the following LCPC Website: [www.co.lancaster.pa.us/planning](http://www.co.lancaster.pa.us/planning). Ms. Pugliese indicated that there will be an Application Workshop held on **Friday, March 26<sup>th</sup>**; the “Notice of Intent” deadline will be **Friday, April 16<sup>th</sup>**; and that the Application deadline will be **Friday, June 11<sup>th</sup>, at 4:00 p.m.**

3. Mr. Royer, Director for Transportation Planning Division, reported that Mayor Lutz, of Columbia, will now preside as Chair for the TTAC (*Transportation Technical Advisory Committee*). He further reported that both meetings, TTAC and MPO (*Lancaster County Transportation Coordinating Committee*), will be held in April. Mr. Royer stated that the update of the TIP (*Transportation Improvement Program*) is in progress, and that the draft Transportation Improvement Plan will come before TTAC and MPO in April for approval. The public review and comment period will be during May, and the final approval will come in June.

Mr. Royer indicated that the LED traffic signal conversion project is moving forward, and with help from the Transportation Authority, he is hopeful that by May a contractor will have been selected and given the notice to proceed.

He further indicated that an e-ballot will be conducted with the MPO to prepare for a possible Phase II Federal Stimulus Funding package for transportation projects.

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:
  - 1.. **SK10-2**, Esbenshade’s Greenhouse – Boiler Building Addition, Elizabeth Township, Section 303 Plan Processing Procedures, (*Approved*)

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

- 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. **#57-59**, Strasburg Borough, Proposed Amendment to the Subdivision & Land Development Ordinance; to Add and Revise definitions of specific terms; to Revise plan processing procedures; to Supplement and Revise the information to be shown on or submitted with subdivision and land development plans; and to Modify the design standards for subdivision and land developments.

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 Mr. McDermott. The motion carried unanimously.

- 2. **#60-117A**, Warwick Township, Proposed Amendment to the Lititz / Warwick Joint Strategic Comprehensive Plan by revising the future land use map; to Designate a tract of land containing 49-437 acres, more or less, located on the northwest side of Orchard Road, approximately 1230’ north of its intersection with Newport Road, as LDR – Low Density Residential and by revising the developable land analysis map to include such tract of land in the Urban Growth Area.

Mr. Zimmerman 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 Ms. Wasong. The motion carried unanimously.

3. **#60-118**, Warwick Township, Proposed Rezoning of a tract of land containing 0.32 acre, more or less, situated on the north side of Landis Valley Road, approximately 60' southeast of the intersection of Landis Valley Road, from Community Commercial Zone (CC) to R-2 Residential Zone (R-2).

Mr. Kratzer made a motion to approve and forward the Staff Review inclusive of removal of verbiage from page 2, under subject COMMENTARY, part of last sentence under 2<sup>nd</sup> paragraph, “. . .which is close to Lancaster County suggested density within an Urban Growth Boundary”, for the plan listed under Roman Numeral VI. **B.3**. The motion was seconded by Mr. Lutz. The motion carried unanimously. Mr. McDermott abstained.

4. **#60-119**, Warwick Township, Proposed Amendment to the Zoning Ordinance; to Establish the Local Commercial Zone (LC) and provide regulations for uses within the Local Commercial Zone (LC); to Authorize drive-through facilities by conditional use in the Community Commercial Zone (CC); and to Establish standards therefore; and to Adopt a new Official Zoning Map establishing the zoning classification of all lands within Warwick Township.

Ms. Wasong made a motion to approve and forward the Staff Review inclusive of modifications drafted stipulating that Warwick Township should remove the 0.32 acre parcel, proposed to be rezoned R-2 from the LCZ (*Local Commercial Zone*) for the plan listed under Roman Numeral VI. **B.4**. The motion was seconded by Vice-Chair D'Agostino. The motion carried unanimously. Mr. McDermott abstained.

C. Subdivision and Land Development Plan Items – Approvals:

1. **#86-259-1C**, 290 Snavelly Mill Road, Elizabeth Township, (*Conditionally Approved*)

Mr. Kratzer made a motion to approve the above Staff Review inclusive of revising the embossed date on page 3 from “February 8, 2010” to “March 8, 2010” 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. McDermott. The motion carried unanimously.

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

1. **#66-123-4**, Integrity Bank, East Hempfield 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 Mr. Zimmerman. The motion carried unanimously.

2. **#71-67-10B**, 44 Strasburg Associates, LLC, Strasburg Borough

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

3. **#72-181-9**, Lancaster Evangelical Free Church, Warwick Township

Mr. Zimmerman made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.3.** The motion was seconded by Ms. Wasong. The motion carried unanimously.

4. **#78-91E**, Good's Store, East Earl Township

Ms. Wasong made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.4.** The motion was seconded by Vice-Chair D'Agostino. The motion carried unanimously. Mr. Zimmerman abstained.

5. **#78-184B**, Susquehanna Bank, Ephrata Borough

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

6. **#78-270-2**, Keith Kilgore, Fulton Township

Mr. Kratzer made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.6.** The motion was seconded by Vice-Chair D'Agostino. The motion carried unanimously.

7. **#82-191M**, Flyway Business Park, Lot 4, Manheim Township

Ms. Wasong made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.7.** The motion was seconded by Vice-Chair D'Agostino. The motion carried unanimously.

8. **#82-211-3**, Adcock Brothers Motors, Penn Township

Mr. McDermott made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.8.** The motion was seconded by Mr. Zimmerman. The motion carried unanimously. Mr. Kratzer abstained.

9. **#07-12-2**, Spring Haven, Manheim Township

Mr. Zimmerman made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.9.** The motion was seconded by Mr. McDermott. The motion carried unanimously.

10. **#10-5**, Estate of Joseph A. Clark, Manheim Township

Mr. McDermott made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.10.** The motion was seconded by Ms. Wasong. The motion carried unanimously.

11. **#10-7**, Four Points, East Lampeter Township

Mr. Zimmerman made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.11.** The motion was seconded by Mr. McDermott. 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 3:50 p.m.

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