

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE AND TIME: Monday, April 12, 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, Leo Lutz, David Kratzer, Jr., Thomas McDermott, Kathy Wasong, and David Zimmerman were present.

Commissioners Ray D’Agostino, Tim Roschel, and Matthew Young were not present.

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

**OTHERS:**

|                 |                         |
|-----------------|-------------------------|
| Jim Huber       | Manor Township          |
| Anthony Robalik | Warwick Township        |
| Jeremy Young    | Millersville University |

II. Call to Audience: Mr. Robalik, of Warwick Township respectfully addressed the Commission regarding Warwick Township in receipt of the Lancaster County Planning Commission letter addressed to Warwick Township Board of Supervisors dated March 25, 2010, CPF #: **60-119**, a zoning code text and map amendment that referenced LCPC had no objection to Warwick Township deleting the Walter, High, and Achey tracts from being rezoned from the current R-1 Residential to the draft LCD (*Local Commercial District*), and considered the deletion an insignificant change from the application reviewed at the LCPC March 8, 2010 Meeting. He stated that he just wanted to acknowledge the correspondence.

III. Approval of the Minutes of Prior Meetings – March 22, 2010: Ms. Wasong 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. Mr. Evans gave a brief follow-up of the *Model Conservation Zoning District and the Natural Resource Protection Standards*. He stated that all of the requested edits have been clarified, and the Commission's requests for resources have been met. Presently, the model and standards are before Mr. Frone Crawford, our Solicitor.

The Commission commended Staff, and hopeful to see the above model and standards available on our Website soon.

2. Mr. Severson gave a brief overview of the *Agricultural Zoning District Guidelines* which will help to implement the Rural Strategy of *Balance*. The guidelines also incorporated recommendations from the *Blue Ribbon Commission Report*. Mr. Severson discussed the long history of agricultural zoning in Lancaster County, and a model Ordinance that the LCPC prepared in 1978. He presented some of the specific recommendations of the guidelines and indicated that they would be available in a few months on the LCPC's website toolbox.

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

C. Reports and Presentations From LCPC Staff:

1. Mr. Cowhey, Executive Director, reported that the 2010 Regional Meetings (*Spring Series*) will begin this coming **Thursday, April 15<sup>th</sup>**, specifically Region 2, and that Mr. Lutz is the R2 Regional Representative.

Mr. Cowhey distributed a copy of the *Pennsylvania Department of Housing and Urban Development's Sustainable Communities Planning Grant Program – Advance Notice and Request for Comment*. He informed the Commission that Staff is considering whether this grant program is an opportunity to pursue planning for Transit Oriented Development for those areas adjacent to the Amtrak's Keystone Corridor. He reminded the Planning Commissioners that the Keystone Corridor is one of only a handful of Federally designated high speed passenger rail corridors in the country. This represents a long term investment for Lancaster County, and we need to prepare to maximize the opportunity.

2. Ms. Pugliese, Director for Housing and Economic Development Planning Division, reported that the Notice of Intents of the 2010 Lancaster County Urban Enhancement Funding Program's deadline is **Friday, April 16th**. She further reported that the Economic Development & Sustainability Plan is in its first Draft process and will be review by the Executive Committee.

3. Mr. Royer, Director for Transportation Planning Division, reported that there will be an MPO (*Metropolitan Planning Organization*) Meeting held on **Monday, April 26, 2010 at 12 Noon**. He stated that the Draft TIP (*Transportation Improvement Program*) is in its review and comment period. Mr. Royer further reported that Ms. Parcels, Senior Transportation Planner, presented the compilation summary of the new smart transportation scrapbook to both the TTAC (*Transportation Technical Advisory Committee*) and MPO. The scrapbook provides a range of smart transportation projects that have been implemented in Lancaster County. Lastly, Mr. Royer reported that the LED traffic signal conversion project is moving forward and that the bid openings will take place next week.

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. **#4-81**, Brecknock Township, Proposed Amendment to the Zoning Ordinance by Amending Section 110-7, Definitions, regarding definitions for “farm” and “impervious surface”; by Amending Section 110-20, Forest Recreation (FR) District, and Section 110-22, Residential Medium (RM) District, regarding bed-and breakfast establishments; by Amending Section 110-23, Neighborhood Commercial (NC) District, and Section 110-24, Highway Commercial (HC) District, regarding the commercial keeping of poultry, livestock, bees, and wild or domestic animals; and by Amending Section 110-27, Accessory Buildings, Structures and Uses, Section 110-28, Erection of More Than One Principal Building On A Lot, Section 110-38, Agricultural Uses, Section 110-40, Family Farm Support Business, Section 110-59 Standards for Accessory Dwellings,

Section 110-60, Animals and Animal Shelters, and Section 110-84, Sign Standards Determined By Use of Sign, regarding miscellaneous Amendments, (*Postponed Until April 26, 2010 Meeting*)

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

2. **#4-82**, Brecknock Township, Proposed Amendment to the Zoning Ordinance by Amending Section 110-7, Definitions, regarding definitions for “DER” and “parent tract”; and by Amending Section 110-18, Agricultural (AG) District, Section 110-19, Agricultural-2 (AG-2) District, and Section 110-20, Forest Recreation (FR) District, regarding cross-references, maximum number of lots, number of principal uses, and minimum lot size, (*Postponed Until April 26, 2010 Meeting*)

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

3. **#29-192B**, East Hempfield Township, Proposed Rezoning of approximately 58 acres of land located along Marietta Pike (Route 23), Running Pump Road, and US Route 30 Bypass from Agricultural Holding (AH) and Suburban Residential (R-1) to Local Commercial (C-1), Community Commercial (C-2), and High Density Residential (R-2).

Ms. Wasong made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **B.3.**, inclusive of the Commissions’ recommendation to forward all future Staff Reviews that involve the Lancaster Inter-Municipalities to the LUAB (*Land Use Advisory Board*). The motion was seconded by Mr. Lutz. The motion carried unanimously.

4. **#29-203**, East Hempfield Township, Proposed Amendment to the Zoning Ordinance by Adding rental / leasing of automobiles and trucks in the General Industrial Zone, (*Withdrawn*)

Mr. McDermott made a motion to acknowledge the above Withdrawal for the plan listed under Roman Numeral VI. **B.4.** The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

5. **#32-163A**, West Lampeter Township, Proposed Amendment to the Zoning Ordinance to Authorize additional dwelling types in the RV Residential-Village District, and to Establish approval, dimensional and design requirements for such dwelling units.

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

6. **#32-165**, West Lampeter Township, Proposed Amendment to the Zoning Ordinance to Authorize accessory dwelling units in Agricultural or Residential Zoning Districts, and to Establish approval, dimensional and design requirements for such dwelling units.

Ms. Wasong made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **B.6.** The motion was seconded by Mr. McDermott. The motion carried unanimously.

C. Subdivision and Land Development Plan Items – Approvals: **None.**

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

1. **#66-151-1C**, Talaat S. & Ferial T. Eid, Upper Leacock Township
2. **#71-284-3**, Forry’s Country Store, West Hempfield Township
3. **#72-462-2**, Lancaster Agricultural Products, East Lampeter Township
4. **#77-417-4**, Morphy Auction House Expansion, East Cocalico Township
5. **#81-155-2**, Herbert H. Graybill, Providence Township
6. **#88-307-6**, Masonic Village – Cottages at Conoy Creek, West Donegal Township
7. **#91-140-1B**, Willow Creek, Ephrata Township
8. **#98-148-1B**, Ketterline, Inc., West Donegal Township
9. **#02-149-1A**, Harvest Presbyterian Church, West Lampeter Township
10. **#03-51-1F**, Four Seasons at Elm Tree – Phase IV-A, Rapho Township
11. **#07-74-2**, The Long Community at Highland, Manheim Township

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14. **#10-14**, John M. Jones, Fulton Township
15. **#10-15**, Dean L. Groff and Brian L. Groff, Salisbury Township
16. **#10-16**, Thomas and Wendy Stuber, West Cocalico Township

Mr. Zimmerman made a motion to approve and forward the above Staff Reviews for the plans listed under Roman Numeral VI. **D.1. thru D.11 and D.14. thru 16** The motion was seconded by Mr. McDermott. The motion carried unanimously.

12. **#10-12**, Log Cabin Court Mobile Home Park, Earl and East Earl Townships

Ms. Wasong made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **D.12.** The motion was seconded by Mr. Kratzer. The motion carried unanimously (*Mr. Zimmerman abstained*).

13. **#10-13**, Ammon Z. Martin, East Earl Township

Mr. Kratzer made a motion to approve and forward the above Staff Review inclusive of additional comment referencing that the applicant to include a plan note utilizing their one development right per East Earl Township Zoning Ordinance for the plan listed under Roman Numeral VI. **D.13**. The motion was seconded by Mr. McDermott. The motion carried unanimously (*Mr. Zimmerman abstained*).

E. Other Planning Matters:

1) Requests for Waivers:

- a. **EH10-1**, Samuel B. & Sally F. Glick, Bart Township, Section 303 Plan Processing Procedures, (*Revised LCPC Meeting Date and Conditionally Approved*)

Mr. Zimmerman made a motion to approve and forward the above Staff Review inclusive of revised LCPC Meeting Date – April 12, 2010 for the plan listed under Roman Numeral VI. **E.1)a**. The motion was seconded by Ms. Wasong. The motion carried unanimously.

- b. **SK10-4**, Samuel K. & Priscilla F. Fisher, Drumore Township, Section 303 Plan Processing Procedures, (*Conditionally Approved*)

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

- c. **#85-367-4**, Wesley United Methodist Church, Colerain Township, Section 602.20.D Driveway Access, (*Conditionally Approved*)

Mr. Kratzer made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI. **E.1)c**. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

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 4:13 p.m.

**PLEASE NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be held on Monday, April 26, 2010.**

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