

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: Monday, May 10, 2010, 3:00p.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, Thomas McDermott, Ray D’Agostino, Tim Roschel, Kathy Wasong, David Kratzer, Jr., and David Zimmerman were present.

Commissioners Leo Lutz and Matthew Young were not present.

STAFF: James Cowhey, Frank Behlau, Dave Royer, Jane Pugliese, Justin Evans, Randall Heilman, Tara Hitchens, Pat Kadel, Gwen Newell, Dean Severson, Andy Weaver, Danny Whittle, Mary Gattis, Mike Domin and Farah Sadiq were present.

Others: Phyllis Stellfox Marietta Borough Planning Commission

II. Call to Audience

No one addressed the Commission

III. Approval of the Minutes of Prior Meetings - April 26, 2010: Mr. Zimmerman made a motion to approve said minutes with the following additions to item VI.B.2.a) on page 3, 2nd paragraph “The Commission had concerns including . . .

(4) the policy implications of allowing such land uses in an agricultural zone or in an area characterized by prime agricultural soils; and (5) the technical concerns with allowing any and all nonexpressed uses in agricultural zones.”

The motion was seconded by Vice-Chair D’Agostino. 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 draft letter addressed to the Secretary of the Pennsylvania Department of Agriculture in regards to the discussions about the proposed zoning ordinance amendment in East Drumore Township for solar farms, discussed at the April 26, 2010 Meeting.

Vice-Chair D'Agostino made a motion to forward the above with changes. Ms. Wasong seconded the motion. The motion carried unanimously (*Mr. Roschel abstained*).

Mr. Cowhey further gave an update on the TTAC held before the LCPC Meeting, at which the main agenda item was "Transportation Funding Crisis". He said the purpose of this meeting was to provide the facts and figures which could help our elected officials to solve these issues.

2. Ms. Pugliese, Director for Housing and Economic Development Planning Division reported that the Economic Development & Sustainability Plan is in process and will be presented for the review in mid summer.
3. Mr. Royer, Director for Transportation Planning Division, reported that the Transportation Improvement Program is out for public review and comment and the Public Meeting will be held on **May 19, 2010, 4-7:00 p.m.** in the LCPC meeting rooms. He stated that the LED traffic signal conversion project is having ADA issues in City of Lancaster; the bid of the project was awarded by Transportation Authority to the lowest bid from TELCO; and the project is ready to proceed.

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):

VI. New Planning Matters for Discussion and Action:

- A. Lancaster County Comprehensive Planning Items: **None.**
- B. Community Planning Reviews:
 - 1. **#7-80B**, Clay Township, Proposed Subdivision & Land Development Ordinance.

Ms. Wasong made a motion to approve and forward the above staff review for the item listed under Roman Numeral VI.B.1. The motion was seconded by Mr. Roschel. The motion carried unanimously.

- C. Subdivision and Land Development Plan Items – Approvals:
 - 1. **#92-324-2**, George H. & Marion B. Leid, Brecknock Township, *(Conditionally Approved)*

Mr. Kratzer made a motion to approve and forward the above staff review, including the noted conditions for the plan listed under Roman Numeral VI.C.1. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

- D. Subdivision and Land Development Plan Items – Advisory Review:
 - 1. **#74-116-1B**, Shree Hari Krupa, LLC, East Lampeter Township
 - 2. **#91-251-3B**, Landis Homes Retirement Community – South Campus, Phase 2 & 3, Manheim Township
 - 3. **#97-34-1**, High Steel Structures, Inc. – Plant #2 Expansion, East Lampeter Township
 - 4. **#10-17**, Christ M. Beiler, Leacock Township

Mr. Kratzer made a motion to approve and forward the above staff reviews for the plans listed under Roman Numeral VI.D.1 thru D.4. The motion was seconded by Mr. Roschel. The motion carried unanimously.

E. Other Planning Matters:

1) Requests for Waivers:

- a. **SK10-5**, Alvin B. & Katie K. Beiler and Jacob B. Beiler, Colerain Township, Section 303 Plan Processing Procedures, (*Approved*)

Vice-Chair D'Agostino made a motion to approve and forward the above staff review for the plan listed under Roman Numeral VI.E.1)a. The motion was seconded by Mr. McDermott. The motion carried unanimously.

- b. **#10-18**, Marietta Senior Housing, Marietta Borough, Section 302 Preliminary Plan, (*Approved*)

Ms. Stellfox, of Marietta Borough Planning Commission respectfully addressed the Commission on behalf of the Borough. She encouraged the Commission to approve the Staff Review as written. She also thanked the Commission and the LCPC Staff for their support.

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

2) Requests for Time Extensions:

- a. **#94-66-1A**, Bowmansville Service Plaza – PTC Service Plaza Development Project, Brecknock Township, One Hundred-Eighty (180)-Day Extension of Time, (*Approved*)

Ms. Wasong made a motion to approve and forward the above staff review for the plan listed under Roman Numeral VI.E.2)a. The motion was seconded by Mr. McDermott. The motion carried unanimously.

3) Unconditional Preliminary Plan Approvals: **None.**

F. Additions to the Agenda (with 24-hour Public Notice):

VII. Old Business: **None.**

VIII. New Business and Discussion Items:

- A. Ms. Gattis-Schell addressed to the Commission in regards to NFWF Chesapeake Bay Small Watershed Grant Opportunities. The Chesapeake Bay Small Watershed Grant from the National Fish and Wildlife Foundation to conduct a stormwater retrofit inventory, identification and implementation up to six pilot Best Management Practice demonstration projects in Lancaster County. The LCPC will assist in the implementation of this project. The Center for Watershed Protection and Greentrex want the letters of support from the LCPC, which were distributed to the Commission Members.

Mr. Zimmerman made a motion to approve the letter of support for the signature as drafted. The motion was seconded by Mr. McDermott. The motion carried unanimously.

- B. Mr. Whittle announced that LIMC (*Lancaster Inter-Municipal Committee*) is having their Annual dinner on **May 26, 2010**. The District Administrator of Region 3 will be the speaker and topic will be “Stormwater and Chesapeake Bay. He further mentioned that the written invitation has already been mailed to the Commission Members. He respectfully requested the Commission to encourage people in their region to attend as this will be a public event.

- IX. Adjournment: Chair Groff made declaration to adjourn the meeting at 3:45 p.m.

PLEASE NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be held on Monday, May 24, 2010.