

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE AND TIME: Monday, June 28, 2010, 3:00p.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, and David Zimmerman were present.

Commissioners Tim Roschel and Matthew Young were not present.

**STAFF:** James Cowhey, Frank Behlau, Jane Pugliese, Scott Standish, Justin Evans, Mary Gattis-Schell, Emma Hamme, Randall Heilman, Tara Hitchens, Pat Kadel, Gwen Newell, Brad Stewart, Andy Weaver, Danny Whittle, Elijah Yearick, Brittany Smith, and Carol Youtz were present.

**OTHERS:** Bruce Clark                   New Holland Borough  
Jim Huber                           Manor Township

- II. Call to Audience

No one addressed the Commission.

- III. Approval of the Minutes of Prior Meetings – June 14, 2010: Ms. Wasong made a motion to approve said minutes. The motion was seconded by Mr. Zimmerman. 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, announced that Ms. Carol Palmoski, Senior Transportation Planner, Transportation Division will be retiring from the County. He stated that Ms. Palmoski has completed her 20 years of County Service, and that her last day will be July 2<sup>nd</sup>. Lastly, Mr. Cowhey stated on behalf of the Lancaster County Planning Commission, congratulations and best wishes for her.
2. Mr. Behlau, Director for the Community Planning Division: **None.**
3. Mr. Standish, Director for the Long Range & Heritage Tourism Planning Division reported two brief updates as follows: **(1) The Long Range and Heritage Planning staff conducted a meeting of the Lancaster County Heritage Council** to discuss the potential designation of several new heritage resources. Staff will bring the recommendations before the Commission at their next Meeting on July 12th and **(2) The Long Range / Heritage Tourism Staff will conduct an organizational meeting, for undertaking the process to establish the Conestoga Road (PA 741) as a Heritage Byway on Wednesday, July 7th @ 3:30 p.m., located at the Paradise Township Municipal Office.**

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): **None.**

VI. New Planning Matters for Discussion and Action:

- A. Lancaster County Comprehensive Planning Items: **None.**

B. Community Planning Reviews:

1. **#20-79A**, East Earl Township, Proposed Rezoning of 45.6 acres situated on the north side of Division Highway, Route 322, from Residential Low Density (RL) to Commercial Neighborhood (CN).

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. Kratzer. The motion carried unanimously (*Mr. Zimmerman abstained*).

2. **#20-80A**, East Earl Township, Proposed Amendment to the Zoning Ordinance by providing for a Smart Growth Neighborhood Option in the Commercial Neighborhood District.

The Commission had brief discussion regarding diversity of residential and commercial uses; would like to see more flexibility for commercial uses in respect to size and scale; and commented that there is opportunity for more open space and smart growth. Discussion also included buffering and landscaping between mixed use and agricultural uses.

Vice-Chair D'Agostino made a motion to approve and forward the above Staff Review inclusive of additional Comments relating to the discussion items above, listed under Roman Numeral **VI.B.2**. The motion was seconded by Mr. Kratzer. The motion carried unanimously.

3. **#29-205**, East Hempfield Township, Proposed Amendment to the Zoning Ordinance by Adding communication antennas and towers as a conditional use within the A, R-1, R-2, and R-3 Zones adding Section 418B to include specific standards governing such use.

Ms. Wasong made a motion to approve with the above text revisions and to forward the Staff Review for the item listed under Roman Numeral **VI.B.3**. The motion was seconded by Mr. McDermott. The motion carried unanimously.

4. **#43-46**, Martic Township, Proposed Rezoning of approximately 141.7 acres located on the east and west side of Marticville Road, south of Frogtown Road from Residential Low Density (RLD), Rural Conservation (RC), Agricultural (A), and Neighborhood Commercial (NC) to Agricultural (A).

The Commission had a brief discussion relating to the township's zoning boundaries, and to revise Staff Review Recommendation to encourage that the township's zoning boundaries correspond more to parcel lines where practical.

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

5. **#52-34**, Providence Township, Proposed Rezoning of approximately 1.94 acres of a 19.1 acre tract situated along the south side of Truce Road, approximately 600' east of its intersection with Lancaster Pike, Route 272 South, from Commercial to Rural.

Mr. Kratzer made a motion to acknowledge the above Withdrawal of the item listed under Roman Numeral **VI.B.5**. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

6. **#58-42**, Strasburg Township, Proposed Amendment to the Zoning Ordinance to Revise regulations governing residential accessory uses in the Agricultural Zone: to Revise regulations governing driving horse boarding and noncommercial keeping of animals; and to Revise regulations governing residential uses within the Gateway North Zone.

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

C. Subdivision and Land Development Plan Items – Approvals:

1. **#04-32-2**, Maple Ridge North, Brecknock Township, (*Postponed Until July 12, 2010 Meeting*)

Mr. Kratzer made a motion to acknowledge and approve the above Postponement until the **July 12, 2010** Meeting 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. **#71-243D**, Jacob S. King, Salisbury Township
2. **#96-35-1**, Elizabethtown Area School District – East High Elementary Additions / Renovations, Elizabethtown Borough
3. **#01-50B**, Boys & Girls Club, Columbia Community Center, Columbia Borough
4. **#07-74-2A**, The Long Community at Highland – Phase 1, Manheim Township
5. **#10-29**, 144 Front Street, Akron Borough

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.5**. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

E. Other Planning Matters:

1) Requests for Waivers:

- a. **SK10-06**, Henry S. Stoltzfus, Jr., Colerain Township,  
*(Conditionally Approved)*

Mr. McDermott made a motion to approve and forward the above Staff Review for the plan listed under Roman Numeral VI.E.1a. 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:

- A. The Commission acknowledged a response letter from the PA Dept of Agriculture dated May 28, 2010 regarding the proposed Solar Farm, East Drumore Township. Mr. Clark requested a copy of the letter.

VIII. New Business and Discussion Items:

- A. Ms. Gattis gave a status report on the County's Integrated Water Resources Plan Strategic Update. She also provided the Commission with information about the MS4 (*Municipal Separate Storm Sewer System*) Permit program which is being updated by PA Department of Environmental Protection. She suggested that municipalities began exploring opportunities to collaborate on meeting the MS4 Permit requirements and offered to assist those interested in exploring such opportunities. Also, Mr. Weaver provided an update on the status of the Act 167 Stormwater Planning process.
- B. Ms. Gattis also gave a status report on the West Lampeter Township, SLSA Transit Pipe Lining Program, H2O PA Grant Application Consistency Review. She stated that the consistency reviews were conducted for two CDBG projects, one PENNVEST project and six H2O PA projects. All were consistent with the County Comprehensive Plan with the exception of the subject SLSA project which involves the rehabilitation of an existing sewer line outside a designated growth area. Staff determined that the line was originally installed in 1972 prior to the establishment of growth areas, Report was Forthcoming, (*Report Now Available*).

IX. Adjournment: Chair Groff made declaration to adjourn the meeting at 5:07 p.m.

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

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