

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE AND TIME: Monday, July 12, 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, Jr., Thomas McDermott, Tim Roschel, Kathy Wasong, Matthew Young, and David Zimmerman were present.

Commissioner David Kratzer, Jr., was not present.

**STAFF:** James Cowhey, Frank Behlau, Jane Pugliese, Scott Standish, Mike Domin, Mary Gattis-Schell, Randall Heilman, Tara Hitchens, Pat Kadel, Gwen Newell, Dean Severson, Brad Stewart, Kip Van Blarcom, Andy Weaver, Danny Whittle, Elijah Yearick, and Carol Youtz were present.

<b>OTHERS:</b>	Rick Herr	West Earl Township
	Jim Huber	Manor Township
	Shelby Nauman	JSID / Shreiner Concord Cemetery
	Walter Rowen	Susquehanna Glass Company
	Jason Shaner	McCarthy Engineering, Inc.
	Jean Zeller	West Lampeter Township

- II. Call to Audience

Mr. Shaner, of McCarthy Engineering, Inc., respectfully requested from the Commission an Extension of Time. See listed under Roman Numeral VI.F., Additions to the Agenda (with 24-hour Public Notice).

- III. Approval of the Minutes of Prior Meetings – June 28, 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, Director for Long-Range and Heritage Planning; Kip Van Blarcom, Senior Heritage Planner; and Elijah Yearick, Long-Range and Heritage Planner (*all Staff at the Lancaster County Planning Commission*) gave a presentation about the Lancaster County Heritage program. This presentation is available as a PDF on the LCPC website, [www.co.lancaster.pa.us/planning](http://www.co.lancaster.pa.us/planning) under “This Just In: July 12 Heritage Presentation.”

After Mr. Van Blarcom and Mr. Yearick introduced the applicants recommended for designation under the program, Chair Groff opened it up for public discussion. Several individuals representing heritage resource applicants commented on the value of the Lancaster County Heritage program, and their appreciation at being recognized.

Newly designated heritage resources were:

***Heritage Sites***

Christiana Underground Railroad Center at Historic Zercher’s Hotel,  
Christiana Borough  
(Sponsor: *Charles Bond Company*)

Shreiner-Concord Cemetery, Lancaster City  
(Sponsor: *Shreiner-Concord Cemetery Foundation*)

***Heritage Events***

2010 Architectural History Tour: Lancaster City Architecture by  
C. Emlen Urban  
(Sponsor: *Historic Preservation Trust of Lancaster County*)

***Heritage Lodging***

Historic Smithton Inn, Ephrata Borough  
(Sponsor: *Rebecca and Dave Gallagher, Innkeepers*)

Lancaster Arts Hotel, Lancaster City  
(Sponsor: *Mara Sultan, Director of Sales*)

***Heritage Dining***

John J. Jeffries, Lancaster City  
(Sponsor: *Chef Sean Cavanaugh*)

***Heritage Crafts***

Gunsmithing (Artist: Justin Spangler)  
Windsor Chairs (Artist: Brian Cunfer)  
Theorem Painting (Artist: Sandra Coldren)

***Heritage Industries***

Susquehanna Glass Factory, Columbia Borough

Mr. McDermott made a motion to approve the County designation of heritage resources (*heritage sites, events, lodging, dining, crafts, and industries*) under the Lancaster County Heritage program. The motion was seconded by Mr. Roschel. The motion carried unanimously.

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

C. Reports and Presentations From LCPC Staff:

1. Mr. Cowhey, Executive Director, reported that he received the 2011 County Budget Appropriation, and has completed LCPCs first 2011 Budgetary Draft. There will be less funding in 2011 regarding services; however, all of the current filled positions in Planning will be accommodated for next year.

Mr. Cowhey stated that he was disheartened to further report that Amtrak has submitted a new cost estimate for its work on Lancaster Station that triples the original estimate and is not within the project budget.

2. Ms. Pugliese, Director for Housing and Economic Development Planning Division. No Report.
3. Mr. Royer, Director for Transportation Planning Division, reported updates on congestion management, LED bulb contract, and the MPO Retreat scheduled for **Thursday, August 5, 2010**, located at **150 North Queen Street, Binns Park Annex, 1<sup>st</sup> Floor LCPC Meeting Rooms**, from **8:00 a.m., until 12 NOON**.

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:

1. **#92-286-1A**, Benuel Fisher, Sadsbury Township, (*Conditionally Approved*)

Vice-Chair D’Agostino made a motion to approve the above Staff Review, for the plan listed under Roman Numeral **V.C.1.**, conditioned upon adequately satisfying the comments of the respective review memorandum. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

2. **#04-32-2**, Maple Ridge North, Brecknock Township, (*Conditionally Approved*)

Vice-Chair D’Agostino made a motion to approve the above Staff Review, for the plan listed under Roman Numeral **V.C.2.**, conditioned upon adequately satisfying the comments of the respective review memorandum. The motion was seconded by Mr. Young. The motion carried unanimously.

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. **#21-74**, West Earl Township, Proposed Amendment to the Subdivision & Land Development Ordinance to Revise regulations governing setbacks in mobile home parks.

The Commission discussed the adequacy of the proposed side yard setbacks. Mr. Herr, owner at the affected mobile home park respectfully addressed the Commission with his thoughts.

Mr. Young 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 (*Mr. Zimmerman abstained*).

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

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

1. **#73-349-4B**, Garden Spot Village – Phase 3 Revised, Earl Township
2. **#76-315B**, Philip P. & Beth Anne Kinsey, Providence Township
3. **#83-119-1A**, Daniel S. Stoltzfus, Leacock Township
4. **#86-47-3B**, Roger A. Fry, Upper Leacock Township
5. **#90-98A**, Harvey Z. & Edna M. Hoover, East Earl Township
6. **#99-126-1B**, Faulkner BMW, Manheim Township
7. **#08-86-1**, Warren H. Nolt, West Earl Township
8. **#10-32**, Malinda S. Stoltzfus, Upper Leacock Township
  
10. **#10-35**, 737 Groff Avenue, Elizabethtown Borough

Ms. Wasong made a motion to approve, with minor corrections specifically to Items **D.4.** and **D.7.**, and to forward the above Staff Reviews listed under Roman Numeral **VI.D.1 thru D.8, and D.10.** The motion was seconded by Mr. Roschel. The motion carried unanimously.

9. **#10-34**, Jesse B. & Sadie S. Huyard, East Earl Township

Vice-Chair D’Agostino made a motion to approve and forward the above Staff Review listed under Roman Numeral **VI.D.9** The motion was seconded by Ms. Wasong. The motion carried unanimously (*Mr. Zimmerman abstained*).

E. Other Planning Matters:

- 1) Requests for Waivers:
  - a. **EH10-03**, Moses G. & Arle S. Miller, Bart Township, Section 303 Plan Processing Procedures, (*Conditionally Approved*)

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

- b. **#79-163-2**, Camp Andrews, Drumore Township, Section 302 Preliminary Plan, (*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. McDermott. 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):

- a. Mr. Herr LCPC File #: **76-85-3A**, Wilson Subdivision, Strasburg Borough, 60-Day Extension of Time, (*Approved*)

Mr. Zimmerman made a motion to approve the above 60-Day Extension of Time for the above item. The motion was seconded by Ms. Wasong. The motion carried unanimously.

VII. Old Business: **None.**

VIII. New Business and Discussion Items: **None.**

IX. Adjournment: Chair Groff made declaration to adjourn the meeting at 4:14 p.m.

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

F:\YOUTZ\LCPC\MINUTES-2010\MINUTES-2010\7-12-10.doc