

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE AND TIME: Monday, July 26, 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., David Kratzer, Jr., Tim Roschel, Kathy Wasong, Matthew Young, and David Zimmerman were present.

Commissioner Thomas McDermott was not present.

**STAFF:** Frank Behlau, Justin Evans, Mary Gattis-Schell, Randall Heilman, Tara Hitchens, Pat Kadel, Gwen Newell, Dean Severson, Brad Stewart, Danny Whittle, and Carol Youtz were present.

<b>OTHERS:</b>	Bill Finch	Keystone Solar, CEI
	John Fowler	Keystone Solar, CEI
	Steve Hazel	Keystone Solar, CEI
	Ed Madenford	Attorney for Keystone Solar, CEI
	Matt Rutt, PE	Keystone Solar, CEI
	James E. Thomas	Keystone Solar, CEI

II. Call to Audience: No one addressed the Planning Commission

III. Approval of the Minutes of Prior Meetings – July 12, 2010: Mr. Zimmerman made a motion to approve said minutes. The motion was seconded by Mr. Roschel. The motion carried unanimously (*Mr. Kratzer abstained*).

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. **No Report.**

2. Mr. Behlau, Director for Community Planning Division distributed and reported a memorandum interpreted by way of our Solicitor, Mr. Crawford, a new State Law titled *Act 46 of 2010* regarding expiration dates of all forms of land use approvals during the extension period, and not limited solely to Subdivision and Land Development plans.

Mr. Behlau further reported for Lancaster Countywide Municipalities to possibly have their Solicitor take a closer look at this new legislation, *Act 46 of 2010* to be able to relay further of same memorandum's interpretation. He stated that he also received word that DCED (*Department of State Community & Economic Development*) resolved the mandated request for each Lancaster Countywide Municipality to list in the State Bulletin.

3. Mr. Standish, Director for Long Range & Heritage Planning. **No Report.**

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:

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. **#11-46A**, Columbia Borough, Proposed Act 537 Sewage Facilities Plan.

Mr. Kratzer 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 Vice-Chair D'Agostino. The motion carried unanimously (*Mr. Lutz abstained*).

2. **#29-206**, East Hempfield Township, Proposed Application of the City of Lancaster Water Department to seek approval to begin to offer, render, furnish, or supply water service to the public in additional portion to additional portions of East Hempfield Township.

Mr. Lutz made a motion to approve and forward the above Staff Review inclusive of additional comment regarding provisions for adequate capacity for the item listed under Roman Numeral **VI.B.2**. The motion was seconded by Ms. Wasong. The motion carried unanimously.

C. Subdivision and Land Development Plan Items – Approvals:

1. **#79-163-2**, Camp Andrews, Drumore Township, (*Withdrawn*)

Mr. Kratzer made a motion to acknowledge the above Withdrawal of the item 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. **#64-21M-1**, 351 Richardson Drive, East Hempfield Township
2. **#64-21N-2A**, R.E.D. Manufacturing, Inc., East Hempfield Township
4. **#91-275-1**, Irvin H. Peifer, Elizabethtown Borough
5. **#07-12-2A**, Spring Haven, Manheim Township
6. **#10-37**, Cloister Heights, Ephrata Borough
7. **#10-39**, Tractor Supply Company, Rapho Township

Mr. Lutz made a motion to approve and forward the above Staff Reviews specifically Items **D.1.**, **D.2.**, and **D.4. thru D.7.** listed under Roman Numeral **VI**. The motion was seconded by Ms. Wasong. The motion carried unanimously.

3. #65-2-1, Keystone Solar Farm, East Drumore Township

The Commission had concerns regarding their steadfast position regarding the Class 1 prime soils and requested that their previous correspondence from the LCPC April 26, 2010 Meeting addressed to East Drumore Township and to the PA Department of Agriculture regarding same, to be incorporated into this meeting date final letter. They also were concerned regarding the sequencing for conditional use approval in the Township Zoning Ordinance, and requested Staff to revise the above letter.

Mr. Young made a motion to approve the above Staff Review inclusive of previous Staff Review comments dated from the April 27, 2010 final letter and the Commission's position dated May 10, 2010 addressed to Mr. Russell Redding, PA Secretary of Agriculture, for the item listed under Roman Numeral VI.D.3. The motion was seconded by Ms. Wasong. The motion carried unanimously.

Vice Chair D'Agostino made an amendment to approve the above motion inclusive revising the Staff Review suggesting that the East Drumore Township address the sequencing for conditional use approval and subdivision and land development plan approval in their Zoning Ordinance, for item listed under Roman Numeral VI.D.3. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

Mr. Kratzer made a second amendment to approve the above motion inclusive of revising the Staff Review by renumbering Comment 6 as Comment 1, addressing the need for conditional use approval of the Solar Farm, for item listed under Roman Numeral VI.D.3. The motion was seconded by Vice-Chair D'Agostino. The motion carried unanimously.

Chair Groff recommended a motion that the Commission to be in agreement of all the above revisions and inclusions.

Vice-Chair D'Agostino made a motion to approve all of the above revisions and inclusions for the item listed under Roman Numeral VI.D.3. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

E. Other Planning Matters:

- 1) Requests for Waivers: **None.**

2) Requests for Time Extensions:

- a. **#74-23-1D**, Lot 3 for Samuel S. Esh, Jr., & Susie K. Esh, Sadsbury Township, 60-Day Extension of Time, *(Conditionally Approved)*

Mr. Roschel made a motion to approve and forward the above Staff Review for the time as specified or as otherwise provided for by State Law of the item listed under Roman Numeral VI.E.2)a. The motion was seconded by Mr. Zimmerman. The motion carried unanimously.

- b. **#78-27-1**, Meadow Vista Farm, Conoy Township, 60-Day Extension of Time, *(Approved)*

Mr. Zimmerman made a motion to approve and forward the above Staff Review for the time as specified or as otherwise provided for by State Law of the item listed under Roman Numeral VI.E.2)b. The motion was seconded by Ms. Wasong. The motion carried unanimously.

- c. **#79-25-4C**, The Meadows – Phase 3, Brecknock Township, Two-Year Extension of Time, *(Approved)*

Mr. Zimmerman made a motion to approve and forward the above Staff Review for the time as specified or as otherwise provided for by State Law of the item listed under Roman Numeral VI.E.2)c. The motion was seconded by Mr. Kratzer. The motion carried unanimously.

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 4:12 p.m.

**PLEASE NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be held on Monday, August 9, 2010.**