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**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**March 4, 2021
MINUTES**

Members Present: Jim Barnett, Charles Deese, Sheila Hinson, Ben Levine, Tamecca Neely, Rosa Sansbury

Members Absent: Matt Jones

Others Present: Rox Burhans, Division Director; Ashley Davis, Planner; Katie See, Senior Planner; Robert Tefft, Senior Planner; Kim Belk, Deputy Interim County Administrator; Billy Mosteller, County Council; Steve Willis, County Administrator

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: news@thelancasternews.com; newsera@comporium.net; news@fortmilltimes.com; cgnews@thelancasternews.com.

Chairman Deese called the meeting to order at 5:03 p.m.

Upcoming Cases: Discussion Only

1. UDO-TA-2020-2957 – Outdoor Shooting Ranges/Turkey Shoots

Robert Tefft gave an overview of revisions to the text amendment since the February agenda. He stated that non-profit and commercial definition had been provided. Commissioner Sansbury asked if a permit would be required for shooting facilities that provide lessons.

Chairman Deese asked if someone with a license provided lessons would require a permit if they were not charging a fee. Director Burhans stated that a permit would be required.

Director Burhans stated that the scope of work given to staff from County Council was pertaining to turkey shoots and the topic could be broadened if requested. He asked if the Commission would like County Council to direct staff to

Commissioner Sansbury asked if existing ranges are considered grandfathered. Staff responded that they would be considered grandfathered.

2. SD-2020-2137 – Bridlewood

Ashley Davis, Planner, gave an overview of the Bridlewood preliminary plat which is within the Edgewater residential community. An amendment to the

master plan was recently approved by staff and the preliminary plat is relatively consistent with the master plan.

Commissioner Levine asked if the intent of requiring second entrances for residential developments are for emergency vehicles, and whether there is enough distance between two distances. He noted that the two entrances for this proposed development are in close proximity. Director Burhans stated that the Fire Marshal reviews these plans for access and facilities. Commissioner Levine asked if it may be beneficial to identify emergency access entrances. Planner Davis stated that she would reach out to the Fire Marshal to confirm that it is acceptable.

Commissioner Levine asked how ponds will be accessed for maintenance. Planner Davis clarified access for the ponds on the preliminary plat. Commissioner Sansbury asked if they could ask a fence to be provided about the pond adjacent to the proposed amenity area.

3. RZ-2021-0261 / RZ-2020-0114 – Matthew Ellis

Katie See, Senior Planner, gave an overview of the Matthew Ellis rezoning request.

Chairman Deese asked if there will be a plat associated with the rezoning. Mrs. See presented the proposed plat to the Commission which showed which portion of the two parcels are proposed to be rezoned.

General discussion occurred between Commissioners Deese, Hinson, Levine and McNeely, as well as Mr. Burhans, Mrs. See and Ms. Davis regarding the ultimate configuration of the properties with changed zoning designations.

Chairman Deese asked if there were additional questions and with none moved onto the next item.

4. RZ-2021-0289 – Michael & Ashley Green

Mrs. See presented the general scope of the proposed rezoning noting that this comes as a result of the property being subdivided without knowledge that the property would be developed with a manufactured home. Since the manufactured home would not be permissible they are seeking a rezoning to RN to hopefully allow this use. This would still be contingent upon an unassociated text amendment being approved to allow manufactured homes in the RN District.

Chairman Deese asked how the property would be accessed. Mrs. See noted that it would be via dedicated easement. Commissioner Hinson asked if there are other mobile homes in the area. Mrs. See noted that there are not; however, there are districts which may ultimately allow for manufactured homes if the aforementioned text amendment were to be approved.

Chairman Deese wondered if there was any provision allowing for a manufactured home on the property for purpose of associated health care worker. Mrs. See noted that this would not be the case – this was noted as being the applicants dream and is not a health care scenario regardless of this provision potentially existing.

Commissioner Levine, Mrs. See and Mr. Burhans discussed the fact that this is interesting with the pending text amendment and the surrounding existing RN Districts.

Mr. Burhans asked Chairman Deese if there would be an interest in they would be interested in having County Council consider language being added to the text amendment to restrict the ability to have manufactured homes within a certain distance of other manufactured homes. Chairman Deese indicated that he would be interested in having Council have such a consideration.

Chair Deese asked if there were additional questions and with none moved onto the next item.

5. UDO-TA-2021-0383 – Institutional District

Planner Ashley Davis provided an overview of the proposed text amendment to reduce the minimum lot size requirement for the Institutional District. She researched neighboring jurisdictions to compare minimum lot size requirements. She stated that the existing Medium Density Residential District also has a minimum lot size of 10,000 sf.

Commissioner Levine noted that he sees this as being a very helpful amendment. Ms. Davis noted that there are still other provisions dealing with buffering that would apply. Chairman Deese asked if there were additional questions and with none moved onto the next item.

6. Capital Improvement Plan (CIP)

Belk explained that CIP is for five-ten years and it is for purchases over \$100,000. The CIP is linked to the Impact Fee Study which was presented to the Commission in late 2020. The Impact Fee Study was a portion of the CIP. The CIP also reflects some recommendations from the Space Study Analysis in 2020. An Evaluation Committee was established to review recommendations in order to prioritize projects.

Other

Director Burhans informed the Commission that the City of Lancaster Planning Commission will attend the April workshop to finalize the road name of the bypass.

Anyone who needs an updated hard copy of the UDO should let staff know.

He let them know about the revised location map prepared by Planner Davis which he believed would provide more direction for the project locations.

Meeting was adjourned at 6:03 pm.