

**PENN TOWNSHIP
PLANNING COMMISSION
MINUTES**

DATE & TIME: October 1, 2018 7:00 PM

ATTENDANCE:

Members: Joseph Lyons, Chairman
Linda Brown, Vice Chairman
Stephen Engle, Secretary
Mark Compton, Member
Leroy Stoltzfus, Member

Staff: Sharyn Young, Penn Township
Barbara Grable, Penn Township

Others: Brent Lied, Township Engineer
Dwight Yoder, Gibbel Kraybill & Hess LLP
Alex Piehl, RGS Associates
Jonathan Hollinger, PVRC
Gwen Newell, LCPC
Todd Smeigh, DC Gohn
Fred Hammond, Zoning Hearing Board
Richard Landis, Supervisor
Nancy Hann, Resident
Shirley Landis, Resident
Bill Kauffman, Resident

Joseph Lyons called the meeting to order and led the Pledge of Allegiance at 7:00 p.m.

Approval of Minutes – September 4, 2018

Motion was made by Brown and seconded by Engle to approve the minutes of September 4, 2018 meeting as written.
Motion passed unanimously.

Action Items

1. Proposed Ordinance 2018-06

Proposed amendment to the Zoning Map to rezone the property at 575 North Penryn Road from T-2 Agricultural District to T-5R TND Residential District.

Pleasant View Retirement Community (PRVC) attorney, Dwight Yoder, presented PVRC's request to rezone the property. Mr. Yoder provided an overview of the layout and land including proposed uses and possible structures of the property if the property is rezoned. Rezoning of the property is also needed to meet density requirements for proposed apartment buildings on the main campus and to be consistent with the remainder of PVRC. Plans include a cultural arts/community center, community garden, Manheim Community Library, etc. PVRC sees this as a two-step process – rezone 575 North Penryn Road and text amendment to change language as it relates to retirement communities.

LCPC is in favor regarding the request for rezoning the property however has concern about the projected land growth area and the reduction of agricultural designated lands. LCPC recommends that the urban growth area map and zoning map be changed to rebalance the agricultural zone. LCPC sees this as a three-step process – rezone 575 North Penryn Road, change/update the urban growth area and text amendment to change language as it relates to retirement communities. LCPC meets on October 9 to discuss this item.

Brown indicated that the urban growth area and zoning designation were determined as shown on maps because of the expectation of public sewer services going up to Penryn. Also, a resident stated that prior to the decline in the economy, Brookshire had been in conversation with Kreider Farms to sell and convert the property just north of PRVC into 55-plus housing community.

Motion was made by Compton and seconded by Brown to recommend rezoning the property with the rebalancing of the agriculture zone. 4-1 in favor. Stoltzfus voted against the motion.

2. Pleasant View Retirement Community Conditional Use Application, Project No. 18-004

The applicant requests conditional use approval to expand its existing campus by building two new apartment buildings.

PVRC Engineer, Alex Piehl, provided overview of the project outlining the location of the buildings on the property, access drive and design layout. Apartment buildings will be independent living quarters and will accommodate 36 apartments with each apartment being 1300-1700 sq. ft. A parking garage will be on the basement level and a roof-top terrace will be on the roof of each 3-story building. Additional parking will be located behind the apartments.

Motion was made by Compton and seconded by Engle to recommend approval of the plan as presented. All in favor.

Briefing Item

Paul Brubaker Subdivision Plan, Project No. 18-013

The applicant proposes subdivision of the 16.1 acre property at 945 Power Road to create a +/-2.5 acre lot containing the existing farmhouse and three-bay garage and to create a +/-13.5 acre lot for agricultural use. Property is in the T-5R Residential TND District.

Engineer, Todd Smeigh, gave overview of the proposed project. The current owners are increasing in age and want to sell the land. The neighboring property owner currently farms this land and would like to purchase it from the Brubakers; however he does not want to do a lot add-on plan. In 1992, the parent parcel was subdivided into two parcels – a +/-36 acre tract sold to Manheim Auto Auction and a +/-16.1 acre tract which is the current homestead. Zoning Hearing Board approval is required for a variance because the minimum lot size for a farm is 20 acres and the subdivision would increase the non-conformity.

Action Item

3. Proposed Ordinance 2018-05

The proposed amendment to the Zoning Ordinance to revise residential garage setback requirements was discussed at length and it was decided that this item would be tabled to the next meeting to allow time to receive the review letter from the Lancaster County Planning Commission (LCPC). LCPC has serious concerns about the proposed ordinance as it directly conflicts with the legislative intent and design standards as stated in sections 27-804 thru 27-806 of the Township Zoning Ordinance. LCPC meets on October 9 to discuss this item. The Planning Commission asked staff to request the Board of Supervisors to continue the public hearing on the proposed amendment until after their November meeting. Staff recommends a compromise between the current ordinance and the proposed ordinance.

Motion was made by Compton and seconded by Stoltzfus to table action on the proposed amendment as the Planning Commission sees this as a substantial change to the Zoning Ordinance and wants an additional 30 days to review the LCPC recommendation letter. All in favor.

Adjournment

Motion was made by Brown and seconded by Stoltzfus to adjourn the meeting at approximately 8:53 p.m. Motion passed unanimously.

Respectfully Submitted,
Barbara Grable