

**Minutes of the Regular Meeting of the  
Regional Elected Officials Meeting  
Held on August 31, 2017**

1. Gerald F. Becker, Chairman for the Mount Joy Township Board of Supervisors, called the meeting to order at 7:00 P.M. in the Mount Joy Township Municipal Building at 8853 Elizabethtown Road, Elizabethtown, PA 17022.

2. Roll call:

**Elizabethtown Borough:**

Phillip P. Clark, J. Marc Hershey and J. Neil Ketchum.

**Mount Joy Township:**

Gerald F. Becker, Gerald G. Cole, Debra E. Dupler and David W. Sweigart, III.

**West Donegal Township:**

J. Clair Hilsher

**Conoy Township:**

No representative was in attendance

**Others in Attendance:**

Roni Ryan and David Grey (Planning Commission) – Elizabethtown Borough.

Justin S. Evans and Patricia J. Bailey – Mount Joy Township.

Wayne Miller, Pam Craddock and several members of the Township Planning Commission

Matthew Crème, Esq., Bernadette Hohenadel, Esq. and R. Steven Dellinger – Conoy Township

3. **Presentation on Comprehensive Planning (Including an Update on Places 2040, the County Plan):**

Scott Standish, Director for Countywide Planning, Lancaster County Planning Commission was in attendance to discuss the Regional Comprehensive Plan and provide an update on the County Plan. Some of the highlights during the discussion included:

- Most individuals travel through several municipalities daily – this makes planning a Countywide process.
- We were one of the first areas to establish a Regional Comprehensive Plan.
- The last Regional Comprehensive Plan was adopted in 2010. It is time to update.
- The County, while working on their updated plan has had over 6,000 participants.
- Must define priorities.
- Focus on creating places – must think beyond municipal lines.
- It is estimated that there will be 114,000 new people within 25 years in the County – How is this increase handled?

- Increase density from 4.4 to 7.5 dwellings per acre.
  - Increase building height.
  - 85% of new residential units should be in the Urban Growth Area.
- What needs to change in the rural areas?
  - Reduce rural sprawl.
  - Shift 3% of rural growth to the Urban Growth Area.
  - Direct limited development to rural communities.
  - Re-examine industrial/commercial zoning outside of the Urban Growth Area.
  - Protect large contiguous land – 5,000 acres +.
- Respect boundaries for each municipality but work together on regional projects.
- Implementation tools include; complete streets; official maps; traditional neighborhoods
- The plan needs to be integrated and user friendly.
- When do we get started?
  - Begin informal discussion now. Gather thoughts.
  - Early 2018 – start discussions with the County. The County Plan should be adopted in late spring.
  - Advocate for zoning regulations to be revised: encourage what we want and discourage what we don't.
  - Think of other types of housing other than single family dwellings.
  - Discourage 1 acre lots with public services.
  - Developments should have several points of access/egress instead of all going out onto an arterial road.
  - Build communities livable with hours and conveniences in a very short distance.
  - Try to make planning easier. There is \$50,000.00 in each unit which comes from planning before the unit is built.

#### 4. Matters of Regional Importance:

##### Elizabethtown Borough:

- Zoning amendment to deal with short term rentals (Air BNB). Public hearing will be held in October.
- Working on Pollution Reduction Plan for the MS4.
- New amphitheater is being constructed in the park.
- Route 230 project has been completed.

##### West Donegal Township:

- Star Barn – Cupolas were being installed today. Six outbuildings have been completed. A grand opening is scheduled for July 2018.
- Several new developments that will include a total of 68 single family dwellings and several townhomes.
- Nordstrom is in the early stages of planning for an addition.

- Masonic Village – foundations for 72 additional units will be completed by the end of October.

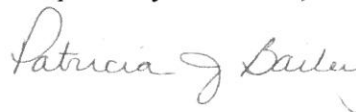
Mount Joy Township:

- Housing construction in central growth area is ongoing.
- Roundabouts are planned for Campus and Sheaffer Roads along with additional housing developments.
- The new Municipal Complex is completed after many years of planning.
- Construction has begun on Old Trolley Line Park – the park will include a multi-purpose field, 2 soft-ball/baseball fields, trail system, a connection to the Conewago Trail, and 2 parking areas.
- The Myer farm is for sale – Mr. Becker would like to see a road developed on that property that would continue to Carey Lane and out to Route 230. This would include a bridge at S. Mount Joy Street.
- Mr. Evans provided an update on the proposed relocation of the westbound SR283 ramp.

Conoy Township:

- The Perdue plant will be operational in September.
  - A grant will be applied for to construct another portion of the trail. The Lancaster County Conservancy purchased land to move the trail away from some constraints.
  - There are plans in the process for a canine adoption center.
  - Dollar General is looking for property along Route 441.
  - There is a zoning amendment in the works.
5. The next Regional Elected Officials Meeting will be held on Thursday, November 30, 2017 beginning at 7:00 P.M. The meeting will be held at the Mount Joy Township Fairview Municipal Complex, 8853 Elizabethtown Road, Elizabethtown, PA 17022.
  6. Meeting adjourned at 8:45 p.m.

Respectfully Submitted,



Patricia J. Bailey  
Secretary/Mount Joy Township