

**PLANNING COMMISSION MEETING MINUTES
October 19, 2017**

Call to Order:

Vice Chairman Dave Schreder called the meeting to order at 7:00PM

Roll Call: Jim Nagle, Rick Breneman, Matt Parido, Andy Toms, and Steve Groff

Staff: Joellyn Warren, Community Development Director, Denise Glatfelter Comm. Development Assistant, DeeDee McGuire Township Manager and Geoff Beers, Board of Supervisors member.

Minutes Approval:

Matt Parido made a motion seconded by Steve Groff to recommend approval of the August 17, 2017 minutes as presented. Motion passed 5-0 with 1 abstention.

New Business

Text Amendment for previously approve Zoning Ordinance for Willow Valley Golf Course, Lancaster, PA

Jim Nagle recused himself as he is an employee of Willow Valley Associates.

Jim Thomas from Blakinger & Thomas, and Rick Poillon of Willow Valley Associates and Tom Englerth of Site Design Concepts were present to present the amendment.

Willow Valley representatives were previously before the Planning Commission in August 2017 for the rezoning of 7.8 acres of its current designation of OSR to CH and a Text Amendment to change Section 285-26 to require a 9-hole golf course on 25 acres and 18-hole course on 50 acres or more. The Rezoning and Text Amendment was approved by the Planning Commission at the August meeting, and while the Applicants were preparing to submit their request to the Board of Supervisors, it was discovered that a Variance would be needed in order to make the present golf course from a 9-hole course to a 7-hole course. Mr Thomas stated that it was always the intention of Willow Valley to remove holes 8 & 9 from the course and make the course 7 holes, therefore a change in wording to the amendment to read "up to" 9-holes would be required in order to avoid having to request a Variance.

Several members of the Willow Valley Condo Association made comments on the proposed change. Attorney Aaron Marines, from the Law Firm of Russell, Craft & Gruber was present to represent the Willow Valley Condo Association. The concern of the Condo Association was that many of the people who purchased their homes and apartments was because of the golf course, and wanting to live near the course. The other concern was if the inclusion of the "up to" wording, although a seemingly minor change, effects all of the zoned property. "Up to" could mean a one- hole or two-hole course could be made and other accessory uses could be added to the property.

Matt Parido made a motion to approve the change to the Text Amendment, with a note that it is done within the boundaries of our Urban Growth Plan of our Township Comprehensive Plan. Rick Breneman seconded the motion. Motion defeated 4-1.

Ag Security Submission for 731 Village Road – Owners Cynthia Kirzonic and Debra Edwards submitted a petition to preserve their 21.5-acre farm in the Township Agricultural Security Area.

Rick Breneman, made a motion, seconded by Andy Toms to accept the 21.5 acres farm of Cynthia Kirzonic and Debra Edwards to the Ag security area, provided that the right of way be excluded from preservation, that would match the right of way to the North side of Village Road and match the right of way at the Strawberry Lane subdivision.

Motion passed 6-0

Community Development Report

No questions regard Joellyn's report.

Adjournment: Rick Breneman made a motion to adjourn the meeting at 8:25pm, seconded by Steve Groff. Motion carried 6-0.