

Drumore Township Planning Commission
Nov 2023 Meeting Minutes

Meeting Date: Tuesday, Nov 28, 2023, 7:00 PM

Meeting Location: 1675 Furniss Road, Drumore Pennsylvania, as advertised.

1. Called to order and roll call.

Attending: Dave Nichols, Brad Davis and Mary Schultz.

2. Approval of Aug 29, 2023 Minutes with no alterations. There were no meetings in Sept. or Oct.

3. Questions and/or Comments from the Audience – No questions were presented.

4. New Business

- a. Brian Masterson of Regester Associates presented on behalf of Samuel Allgyer regarding DEP Planning Module (A3-36922-157-2) and a Waiver of Land Development Plan. The project proposes use of a subdivision right on a 64 acre farm to construct a permanent retirement dwelling and barn adjacent to the existing home. After discussion, the PC voted unanimously to recommend BOS approval contingent upon the applicant meeting the requirements listed in the Nov. 23 letter from Solanco Engineering Associates. The PC also voted unanimously to sign off on the Component 4A paperwork for this project.
- b. Brian Masterson of Regester Associates presented on behalf of Lori A. and Thomas D. Miller Township File No. PC2023-02. The project proposes, for estate planning purposes, a lot add on of ~10 acres leaving the remaining lot (and house) with ~0.8 acres. After discussion, the PC voted unanimously to recommend BOS approval of the lot add-on plan contingent upon the applicant meeting the requirements listed in the Nov. 23 letter from Solanco Engineering Associates.
- c. A verbal report to the PC on the Oct 17th SLCIMC meeting, for information purposes only. The Lancaster County Planning Dept. presented the results of a proposed update to the the Places 2040 (adopted in 2018) document, regarding urban growth areas (UGA) land available for development vs projected trends in population growth. For southern Lancaster these are Georgetown, Christiana-Gap area, and Quarryville. The County reported that the UGAs have adequate developable land to meet estimated future growth in UGAs. The County stated that the target is 80% of the population be in UGA and 15% be in rural areas (villages). The above reported analysis applied *only to the UGA* and not rural areas (like Drumore Township). The County will next analyze the rural areas of the southern end to see if predicted population growth matches available/future-buildable housing. This work is anticipated to happen during 2024 with map updates finalized in 2025 or 2026.
- d. A copy of the Drumore Township ordinances and an informal research handout on short term rentals (STRs) was distributed to each PC member.

5. Correspondence - Emails from Solanco Engineering associated with items 4a and 4b above.

**Drumore Township Planning Commission
Nov 2023 Meeting Minutes**

6. The following upcoming meetings were noted:
 - a. Board of Supervisors, Dec 7, 7:00 PM – Drumore Township building
 - b. Planning Commission, Dec. 26, 7:00 PM – Drumore Township building

7. Adjournment at 8:15 PM

Respectfully submitted,
Mary Schultz
Secretary