

Exhibit RC1

On Mar 2, 2023, at 11:39 AM, Parsons, Joshua wrote:

Dear Roni,

Thanks for your recent email regarding the proposed warehouse project on Mount Pleasant Road.

County government has a very limited role with respect to local land use decisions. Almost all of these decisions are conducted at the municipal level, i.e. your township. Therefore, the decision on this project will be made at the township level.

However, in response to inquiries from residents, our office did reach out to the Lancaster County Planning Commission (LCPC) staff to see what we could find out about the proposed project and whether LCPC has any review of it.

The LCPC will not be reviewing project in the next phase of the process because it is a requested Special Exception and under the law those requests are handled solely at the municipal level.

They did, however, previously review and provide comments on the subdivision and land development plan for its consistency with places2040 and offer technical site design comments. Places2040 is the Countywide comprehensive plan. This plan is not binding on municipalities.

LCPC indicated to us that in correspondence to Mount Joy Township they noted that the proposal is on a parcel of land that is currently outside of the Designated Growth Area (DGA.) It does not currently have sewer or water services, and is not along a major road. Because LCPC is in the process of evaluating the existing Urban Growth Boundaries throughout the county, in collaboration with all municipal partners, LCPC suggested that consideration should be given to the timing of developing that specific site. In their view, it appears it would be premature to move forward with this project until further analysis can be completed through the DGA recalibration process.

I hope this additional information is helpful to you.

Thanks again.

Sincerely,  
Josh

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