

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 MAPLE Avenue
Lancaster PA 17603

MEETING MINUTES – October 15, 2013

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, October 15, 2013 at the Lancaster Township Municipal Building. The meeting was called to order at 7:00 p.m. by LTPC Chairman, Melissa Kelly, with the following LTPC members in attendance: Glenn Ebersole, Richard Hendricks, Gary Jones, Gordon Reed, Angie Sowers and Tom Waters. Also in attendance were Tom Daniels, Lancaster Township Zoning Officer, Rebecca French, Planning & Zoning Assistant, and Ben Webber, Township Engineer from Rettew Associates.

Approval of Minutes – September 17, 2013

The September 17, 2013 LTPC meeting minutes were approved upon a revision to the first sentence under Storm Water Management Ordinance.

Public Participation or Comments: None

SUBDIVISION/LAND DEVELOPMENT PLANS:

Briefing Item: Sketch Plan – Sidney Kime, Jr., of the ELA Group, Inc.

Mr. Kime presented the sketch plan and reviewed the layout of the apartments, parking lots, exits, and landscaping features for the proposed Charles Road Site to the LTPC. He pointed out several trees that are not in good condition and stated that there is a lot of poison ivy, and shrub overgrowth on the one side of the property.

Ed Greenwald of 246 Charles Road stated that rainwater already gets into his basement and is concerned about the flooding of his property and basement if the Charles Road Site is developed. He also stated that if the development is built, a traffic light should be installed at the apartments exit onto Charles Road across from St. Joseph Street.

Paul Rudy of 1346 Fremont Street stated that he is concerned about safety in the area where the second exit will be located onto Fremont Street. The entrance gate to the cemetery is at the end of Fremont Street and is used for funeral processions, and the apartment exit is located a few feet from the gate entrance. He also stated that the manhole cover on Fremont Street blows off in heavy rains, and is concerned about flooding on Fremont Street getting onto their property if the apartments are built.

Mr. Reed shared a photo with Mr. Kime of a historical burial monument in the cemetery, dedicated to a Civil War veteran. He stated that the monument is very close to the property line

where the apartments are proposed. He wants to be sure that the developer is sensitive to the monuments and the cemetery. Mr. Pipitone a consultant of the Charlan Group stated that the cemetery would be secured.

Ms. Kelly stated that she did not like the overall layout of the proposed apartments. Mr. Webber stated that the developer needs to address some zoning issues. Mr. Kime will take the concerns into consideration and discuss the concerns with the Charlan Group. He stated that there is no time line for the next step of the development.

Old Business:

SALDO

Mr. Daniels stated that he is almost done with the LTPC comments and the SALDO summary.

Storm Water Management Ordinance

Mr. Webber stated that the potential exemption option needs to be clearly defined.

Miss Newell stated the County's Storm Water Management Plan would likely be approved by DEP in November and that Township's deadline for Act 167 compliance would probably be in May of 2014.

Ben Webber asked the LTPC to review a sample Small Project Application with him. The sample application provides guidance for those regulated activities that qualify as a Minor Land Disturbance/Small Project. The property owner would need to complete an application prior to starting a project that would cover over 1001 sq. ft. of impervious ground. The total volume needs to be configured and will be required per Section 506 of the Lancaster Township Storm Water Management Ordinance once it is adopted.

The LTPC reviewed a sample application that listed infiltration Best Management Practice, (BMP) options for the stormwater runoff caused by the project's total impervious land coverage. Options include subsurface stone infiltration trench, rain gardens, swale, and/or storage of runoff as a rain barrel or a cistern.

New Business:

Adjournment:

The meeting was adjourned at 8:50 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, November 19, 2013 at 7 p.m.

Respectfully submitted,



Angie Sowers
Secretary