

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – February 21, 2012

CALL TO ORDER

Melissa Kelly, Chair, called to order the regular meeting of the Lancaster Township Planning Commission at 7:00 pm on February 21, 2012 in the Lancaster Township Municipal Building. The following members were present: Bob Desmarais, Glenn Ebersole, Melanie LeFevre, Gordon Reed, and Angela Sowers. Richard Hendricks was excused. Also present from Lancaster Township: Tom Daniels, Zoning Officer, Rebecca French, Zoning Assistant, and Kathy Wasong, Board of Supervisors. Jim Boyer, DMAI, Keith Heigel, Light-Heigel & Associates Inc, Caroline Hoffer, Barley Snyder, Rhonda Lord, Kegel Kelin Almy & Grimm LLP, Eric Mountz, Traffic Planning & Design Inc, Rich Ozimek, Blackford Development, Harry N Snavelly, SDOL, and Donna Deerin Ward, LMS, were also in attendance.

APPROVAL OF MINUTES – January 17, 2012

The January 17, 2012 meeting minutes were approved pending a correction within the last sentence/paragraph under Subdivision/Land Development Plan for LTPC #239 Martin Elementary School Preliminary/Final. The word 'accepted' has been changed and now reads: *The LTPC recommended approval of the Martin Elementary School...*

PUBLIC PARTICIPATION/COMMENTS: NONE

SUBDIVISION/LAND DEVELOPMENT PLAN

LTPC #213: Shepherd Family, 1896 Millersville Rd; Preliminary/Final Subdivision Plan Modifications: Jim Boyer of DMAI stated that the Lancaster Township Board of Supervisors reinstated the original Shepherd Family Trust Plan for 1896 Millersville Rd with a few minor changes. Mr. Boyer referenced Rettew's response letter to the modifications request, which David Miller Associates replied that the project plans and supported documents have formally been revised accordingly. He requested that the LTPC recommend approval of this project. **Glenn Ebersole recommended approval of the LTPC #213 plan with the regard to Rettew's review letter of the modifications request. Bob Desmarais seconded the motion. Motion carried.**

NEW BUSINESS:

Review: Petition of Blackford Development LTD to Amend the Official Zoning Map of the Zoning Ordinance of Lancaster Township

The initial petition submitted to Lancaster Township by Blackford Development LTD to amend the official zoning map of Lancaster Township requested that 1.53 acres of property within Lancaster Township, currently zoned Campus/Open Space District, be amended and rezoned to General Commercial District (C-3.)

UPDATE: Caroline Hoffer, an attorney with Barley Snyder, stated that since the initial petition to rezone was filed, discussions with the Zoning Officer, Tom Daniels, Ben Webber of Rettew, and Blackford Development, have decided that it would be a better fit to rezone to Composite Commercial, C-2 instead of C-3. The permitted Uses are more restricted in C-2 than in C-3. Ms. Hoffer handed out a newly revised petition to amend the rezoning of the 1.53 acres from Campus/Open Space to Composite Commercial, (C-2.) The reason for the rezoning would be to allow for commercial redevelopment of the site.

Discussion ensued:

- Rezoning request to pave way for proposed intense commercial use
 - 5.9 acre retail lot
 - Large 8 lane gas station and store
 - Retail stores
 - Restaurants
 - Bank with drive through
- Sidewalks along roadways are necessary
- Increase of pedestrian traffic
- Pedestrians have a responsibility to observe traffic
- New road alignment between Wabank Rd and Barbara Street through state road 741
- Widening of the intersection of Millersville Rd and Wabank Rd
- Pedestrian crosswalks on all four corner of intersection
 - Between school, recreational fields, retirement homes and commercial properties
- Provide adequate signage for school crossing lanes
- Night time events at Comet Field
 - Netting and fencing would be in place around athletic fields
- The intensity of the proposed commercial development causes safety concerns for pedestrians
 - Commercial crossings would be close to the school and retirement home
 - Concern for pace of pedestrian traffic using crosswalks
 - Students
 - Retirees
 - Disabled persons
- Intensity of use of the proposed commercial development is not an appropriate use for this area
- Open space is also an important use

Gwen Newell of the Lancaster County Planning Commission stated that the discussion at tonight's meeting should focus on the "rezoning" and not the proposed commercial development. She stated that County Planning Commission staff reviewed the petition for rezoning from Campus Open Space to the *previously* C-3, and recommended disapproval of the rezoning. The petition has now been revised to rezone Campus Open Space to Composite Commercial, C-2. The LCPC would need to revisit the revised rezoning petition.

A meeting is scheduled for Friday, February 24, 2012 at 11a.m. with Millersville Boro and Lancaster Township to discuss the design of the roadway and the accommodations for pedestrians related to traffic impact study. Rettew will provide a review letter of this meeting.

The discussion on the petition for the rezoning will continue at the next month's LTTPC meeting on March 20, 2012 at 7 pm.

OLD BUSINESS:

Zoning Ordinance Update:

Mr. Daniels stated that he and Ben Webber have been meeting twice a week to work on the Zoning Ordinance revisions. Mr. Webber stated that they hope to finalize the revisions by mid-March.

ANNOUNCEMENTS:

Tree Program Update: Mr. Daniels spoke with a representative for the Lancaster County Park tree planting program, and obtained several contacts and resources for the proposed Lancaster Township tree program. A knowledgeable tree representative needs to be in place in order to proceed with the Township's tree program.

Melissa Kelly announced that she and Bob Desmarais met with Lisa Riggs, President of the James Street Improvement District, (JSID) Shelby Nauman, Program Director, and Marshall Snively, Vice President of the JSID. The JSID is putting together a draft which will address pedestrian and bicycle improvements within the right-of-way along Harrisburg Pike. The JSID is also looking into off trail connections which would be walking trails, not paved sidewalks, to get from Buchanan Park out to Longs Park. They have some funding for this and are looking to increase the funding for this endeavor.

The JSID is having a public meeting on Tuesday March 6th at 6:30 PM at the Lancaster County Solid Waste Management Authority (1299 Harrisburg Pike.) Any planning commission members who are interested are encouraged to attend this meeting.

Ms Kelly also stated that this Thursday, March 23, 2012 at 6:30 to 8:30 pm the Coalition for Smart Growth is holding a Public Forum at the Lancaster County Emergency Management Training Center regarding Form-based codes use. The panel will share their thoughts on the benefits and challenges of developing and implementing form-based codes.

ADJOURNMENT:

The meeting adjourned at 8:40 pm. The next scheduled meeting will be held on March 20, 2012 at 7 pm at the Lancaster Township Municipal meeting room.

Sincerely,

Bob Desmarais
LLTPC Secretary

cc: BOS