

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – January 17, 2012

CALL TO ORDER

Melissa Kelly, Chair, called to order the regular meeting of the Lancaster Township Planning Commission at 7:00 p.m. on January 17, 2012 in the Lancaster Township Municipal Building. The following members were present: Glenn Ebersole, Richard Hendricks, Melanie LeFevre, and Gordon Reed. Bob Desmarais and Angela Sowers were excused. Also present: Tom Daniels, Zoning Officer, Rebecca French, Zoning Assistant, Ben Webber, Rettew Engineer, and Gwen Newell, Lancaster County Planning Commission. Steve Gergely of Harbor Engineering and Harry N Snavely of the School District of Lancaster were also present.

ELECTION OF OFFICERS

After a brief discussion, Glenn Ebersole made a motion to re-elect the same 2011 LTPC officers. Richard Hendricks seconded the motion. Motion carried. The 2012 LTPC officers are: Melissa Kelly, Chair, Melanie LeFevre, Vice Chair, and Bob Desmarais, Secretary.

APPROVAL OF MINUTES: December 20, 2011

The December 20, 2011 meeting minutes were approved per corrections within the last paragraph, *Street Tree Discussion*.

PUBLIC PARTICIPATION/COMMENTS - None

Subdivision/Land Development Plan – Action Items

LTPC #239: School District of Lancaster: Martin Elementary Preliminary/Final Land Development and Lot Add-on Plan

The LTPC reviewed Rettew's January 4, 2012 letter in response to the requested modifications of the Ordinance's Design Standards and took action on the following:

Section 305 – Preliminary Plan Processing; Applicant requested modification of the requirement to process a preliminary plan and proceed directly to final plan, include all requirements for the preliminary plan based on:

- The plan is not proposing any new public streets or utility main extensions
- The submitted plan addresses the requirements of both the Preliminary and Final Plan requirements as outlined in the Ordinance
- The existing school will remain in operation while the new school is being constructed, therefore the project can be considered a single phase

Glenn Ebersole made a motion to recommend approval of this modification request and Richard Hendricks seconded the motion. Motion carried.

Section 402.02.A – Plan Scale

The applicant requested a modification of the requirement to provide a plan at a scale not to exceed one (1) inch equals fifty (50) feet, and instead provide a plan scale of one (1) inch equals sixty (60) feet for the existing conditions and demolition plan sheets, justifiable that 60 scale allows all information to be provided legibly on a single plan sheet. **Richard Hendricks made a motion to recommend approval this Plan Scale modification and Glenn Ebersole seconded the motion. Motion carried.**

Millersville Road

Sections 603.02.B, 603.02.E – Sidewalks

Section 603.03.A, 603.03.B – Curbs

Improvement of Curbing and Sidewalks: Applicant requested modification of the requirement to provide curbing and sidewalks along Millersville Road:

603.03. A & 603.03.B – Curbs:

Per Rettew's recommendation, conditioned on the provision of curbing from the start of any tapers for widening and through the radius at the intersection of Wabank Road; **Richard Hendricks made the motion to recommend approval of the curb modification request and Melanie LeFevre seconded the motion. Motion carried.**

Sections 603.02.B & 603.02.E – Sidewalks

Per Rettew's recommended approval based on the justification and alternative provided of the sidewalk modification, 603.02.B – requesting the use of bituminous materials for sidewalks in some areas, in lieu of concrete; and 603.02.E – applicant states that the proposed location of the sidewalks outside of the right-of-way will be safer for pedestrians; **Glenn Ebersole made a motion to recommend approval of the sidewalks modifications, and Richard Hendricks seconded the motion. Motion carried.**

Wabank Rd

Applicant requested the following modifications:

- Modification of the requirement to widen Wabank Rd to Township standards
Rettew recommended approval of the modification request with the condition that the Township continue to provide input and ongoing discussions regarding improvements
- Requested the use of bituminous materials for sidewalks in some areas, in lieu of concrete
- Applicant states that the proposed location of the sidewalks outside of the right-of-way will be safer for pedestrians.

Per Rettew's recommendation to approve of the modification request based on the justification and the alternative provided; **Richard Hendricks made a motion to recommend approval of the sidewalk modifications and Glenn Ebersole seconded the motion. Motion carried.**

Ben Webber stated that they are working with Southern Village to amend their plan and provide a connection to the sidewalk located on the adjacent Southern Village property.

Section 602.2.F - Access Drive Horizontal Alignment

Applicant requested a modification of the requirement to provide a minimum one hundred fifty (150) foot centerline radius at the easternmost access drive to Wabank Rd, and in the alternative provide a centerline radius of fifty-two (52) feet near the access drive's intersection with Wabank Rd based on the justification that the reduced radius is necessary to connect the existing drive and adjacent bus storage facility.

Per Rettew's recommendation to approve this modification based on the justification provided, with the condition that a stop sign is provided on the northbound approach of the access drive where it meets the bus facility parking lot and that the layout of this intersection is revised to prevent vehicles backing out of parking spaces into the access drive cartway; **Glenn Ebersole made a motion to recommend approval of this modification and Richard Hendricks seconded the motion. Motion carried.**

Sections 603.03.A, 603.03.B – Curbs

Applicant requested a modification of the requirement to provide curbing along the access drives and parking compounds, based on there being no need for curbing in all areas of the parking lots and access drives for pedestrian safety, grade changes, or storm water runoff. The storm sewer system would be less expensive and snow removal would be easier.

Per Rettew's recommended approval of this modification for areas within the site where pedestrian facilities are not located adjacent to the access drive; **Melanie LeFevre made a motion to recommend approval of this modification and Glenn Ebersole seconded the motion. Motion carried.**

Section 608.01.D.4 – Inlet Construction

Applicant requested a modification of the requirement to provide an inlet satisfying the PennDOT standard of 24" x 48" for the proposed yard inlet located within the building courtyard and in the alternative, provide a 24" x 24" inlet, based on the justification that the inlet will not be subjected to traffic loading due to its location, that the proposed inlet receives a limited drainage area which is accommodated by the smaller inlet, and that the smaller inlet grates are more conducive to foot traffic. **Per Rettew's recommendation, Richard Hendricks made a motion to recommend approval of this modification and Glenn Ebersole seconded the motion. Motion carried.**

Section 608.01.H.2.a – Minimum Depth of Infiltration Facility

Applicant requested a modification of the requirement to provide a minimum depth of forty-eight (48) inches between the bottom of the infiltration facilities and the seasonal high water table and/or bedrock and, in the alternative, provide approximately twenty-four (24) inches of separation; based on the justification that the PA Storm Water BMP Manual allows for two (2) foot separation, the facilities will be privately owned and maintained in design condition, the facilities are in a public water service area and will not affect any wells utilized for consumption, and due to the depth of bedrock on the site, allowing the facilities to be installed less than forty-eight (48) inches from the limiting zone will allow the site to achieve the required Ordinance groundwater recharge standards and partially achieve the required NPDES permit infiltration volume. Per Rettew's recommendation, based on the justification

provided, **Richard Hendricks made a motion to recommend approval of the modification and Glenn Ebersole seconded the motion. Motion carried.**

The LTPC recommended approval of the Martin Elementary School (Wabank Road and Millersville Pike) Preliminary/Final Land Development and Lot Add-On Plan pending the condition of the applicant's satisfying the comments of Rettew's January 4, 2012 letter.

OLD BUSINESS

Southern Village – Side Yard Separation Issues

Tom Daniels stated that a meeting was held with the developers of Southern Village, EG Stoltzfus, Mike Pickard, the Emergency Management Coordinator, Bill Swiernik, of DMA, Bill Laudien, Twp Manager, and himself regarding the building side yard separation issues. They discussed installing sprinkler systems within the buildings and fire ratings on the walls of the buildings if an agreement could be met regarding the side yard separation issues. The developer has not contacted Mr. Daniels at this time.

Street Tree Discussion

The city arborist, Jim Bowers, contacted Bill Laudien and stated that he will not be able to help Lancaster Township implement a street tree planting program. The Township's Superintendent of Public Works, Angel Saldana, is looking into other resources.

Update: Revised Zoning Ordinance

Mr. Daniels and Mr. Laudien are meeting once a week with Ben Webber, regarding Rettew's review letter of the revisions to Lancaster Township's Zoning Ordinance.

NEW BUSINESS

Mr. Daniels stated that the Board of Supervisor's have reinstated a Subdivision Land Development Plan that was previously submitted in 2006, by Shepherd Family Limited Partnership. The project name is now called of 1896 Millersville Road. This Final Subdivision and Land Development Plan (Revised) will be on the Agenda for February 21, 2012 meeting.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m. The next scheduled LTPC meeting will be on February 21, 2012 at 7 p.m.

Sincerely,

Bob Desmarais
LTPC Secretary

cc: BOS