

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – April 17, 2012

CALL TO ORDER

Melissa Kelly, Chair, called to order the regular meeting of the Lancaster Township Planning Commission at 7:00 pm on April 17, 2012 in the Lancaster Township Municipal Building. The following members were present: Richard Hendricks, Melanie LeFevre, and Gordon Reed. Bob Desmarais, Glenn Ebersole, and Angela Sowers were excused. Also present from Lancaster Township: Tom Daniels, Zoning Officer, and Rebecca French, Zoning Assistant. Gwen Newell of the Lancaster County Planning Commission and Ben Webber, Township Engineer were also present. Keith Heigel, Light-Heigel & Associates Inc, Donna Deerin Ward, LMS, Caroline Hoffer, Barley Snyder, Eric Mountz, Traffic Planning & Design Inc, and Rich Ozimek of Blackford Development were also in attendance.

APPROVAL OF MINUTES – March 20, 2012

The March 20, 2012 meeting minutes were approved upon correction of word usage on Page 5, first sentence in the last paragraph. (*...rezone the 1.53 parcel of land located within Lancaster Township...*)

PUBLIC PARTICIPATION/COMMENTS: NONE

SUBDIVISION/LAND DEVELOPMENT PLAN

Briefing Item: LTPC 240: Heritage Terrace LLC – Two (2) Lot Add-on Plan/Final Plan

Project Description: Annex a portion of Tax Parcel #340-53794-00000 to Tax Parcel #; 340-53794-00000; approximately 1,655' North on Wabank Road from the intersection of Bean Hill Road and Wabank Road; R-3 zoning district; existing land use is agricultural. The purpose of this requested approval is to allow a 5.514 Acre parcel (D-1) to be separated from an overall tract of 69.301 Acres, leaving a residue of 59.993 Acres (Parcel D-2.) Parcel D-1 (5.514 Acres) is intended to be a lot add on to existing Parcel A-1, an existing multi-family apartment complex consisting of three existing buildings with 3.794 acres.

Parcel D-1 will continue to provide recreational and maintenance capabilities to the apartment complex. There are two existing 1-story permanent structures on Parcel D-1, the first being a garage consisting of 480.00 square feet and the second being a maintenance building of 960.00 square feet as well as an open pavilion and a canopy over a play area. There is also a paved basketball court on Parcel D-1.

No improvements have been proposed to either of the two lots.

Mr. Webber of Rettew stated that Rettew supports the plan and any issues can be resolved. Requested modification and waivers were addressed by Mr. Webber.

Two modifications:

Section 402.02.A – Plan Scale

Due to the size of the lots, the applicant has requested a modification of the requirement to provide a plan at a scale not to exceed one (1) inch equals fifty (50) feet and, in the alternative, to provide a plan scale of one (1) inch equals one hundred (100) feet.

So that the entire site can be presented on one plan sheet, Rettew recommends approval of this modification with the conditions that the plan must legibly present all survey and zoning data and all preliminary and final plan requirements of Sections 402 and 403 of the Subdivision and Land Development Ordinance (SLDO) as applicable.

Section 404.04B.2 – Location of Existing Utilities

Due to the nature of this Add-On plan (i.e. simple combinations of Parcels “D-1” and “A-1”) and there being existing public utility services, the applicant has requested a waiver of the requirement to provide the location of existing utilities on the subject tract.

Rettew recommends approval of this waiver based on the justification provided.

Melissa Kelly asked if there was a motion to recommend the two modifications and also a motion to recommend the Lot Add-On Plan for Heritage Terrace. Melanie LeFevre made a motion to recommend approval of the two modifications and to recommend approval of the Lot Add-On Plan to the Board of Supervisors. Richard Hendricks seconded the motion. Motion carried.

LTPC 241 – Millersville Commons – Preliminary/Final Subdivision and Land Development/Blackford Development

There was a review of the subdivision and land development plan, traffic and pedestrian improvements.

- A 20’ high screen will be extended around the athletic field and the pedestrian sidewalk.
- A 5’ high fence to be installed between the sidewalk and the roads
- Basins and nine rain gardens for storm water management will be installed around the property site
- Four residential properties with driveways to access onto Barbara Street will be improved so residents are not backing up onto Barbara Street

Requested Modification

Section 305 – Preliminary Plan Processing

The applicant has requested modification of the requirement to process a preliminary plan and in the alternative proceed directly to final plan and include all the requirements for the preliminary plan.

Rettew recommends disapproval of this waiver request because of the applicant's intent to submit a second re-zoning request following preliminary plan approval and before final plan approval. A combined Preliminary/Final Plan cannot be processed. This plan review is based on Preliminary Plan requirements.

Zoning

The project received approval of its re-zoning request at the Lancaster Township Board of Supervisor's meeting on April 9, 2012.

The applicant needs to submit a second re-zoning request, following Preliminary Plan Approval, to adjust the zoning district boundary along the centerline of Wabank Road West and to establish the expanded residential lots on the west side of Barbara Street within a residential, not a commercial, zoning district.

The proposed uses on the property need to be verified between the plans and the project narrative dated February 23, 2012.

A planting strip at least ten (10) feet in width needs to be provided between the parking lot and the proposed Wabank Road West right-of-way line. A landscape screen, including shrubs, deciduous trees, and earthen berms need to be provided within the planting strip.

NEW BUSINESS:

OLD BUSINESS:

Zoning Ordinance Update:

Mr. Webber stated that he will have the hard copies of the draft revisions of the Zoning Ordinance for distribution on Friday, April 20, 2012. He stated that all notes have been kept throughout the revision process for cross reference purposes.

ADJOURNMENT:

The meeting adjourned at 8:35 pm. The next scheduled meeting will be held on May 15, 2012 at 7 p.m. at the Lancaster Township Municipal meeting room.

Sincerely,

Melissa Kelly, Chair LTPC
Pro Tem Secretary

cc: BOS