

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – April 19, 2011

The regular meeting of the Lancaster Township Planning Commission was held Tuesday, April 19, 2011 at the Lancaster Township Municipal Building. The meeting was called to order by the Chair, Melissa Kelly at 7:00 p.m. She led the attendees in the Pledge of Allegiance. The following members were in attendance: Bob Desmarais, Glenn Ebersole, Richard Hendricks, Melanie LeFevre, Gordon Reed and Angela Sowers. Also present Gwen Newell, Township’s representative from the Lancaster County Planning Committee, Bill Laudien, Township Manager, and Rebecca French, Planning & Zoning Assistant. Mark Lauriello, Twp Engineer from Rettew was also present.

APPROVAL OF MINUTES – March 15, 2011

The March 15, 2011 LTPC minutes were approved pending correction to typo and punctuation.

PUBLIC PARTICIPATION/COMMENTS: None

NEW BUSINESS

Discussion for Zoning Change: In a letter to the Township, the owners of Fiorentino’s, Rob & Rose Billas, 1401 Columbia Ave, and adjacent property owner, Tom McDermott, 1411 Columbia Ave, requested that the zoning be changed from Office/Professional (O/P) to Composite Commercial (C-2.)

In previous discussions at the March 15, 2011 meeting, the LTPC requested that the property owners formally revise their request to rezone the properties located at 1401 and 1411 Columbia Avenue – from Office/Professional (O/P) to Composite Commercial (C-2) *in lieu of initial request to rezone the properties to General Commercial C-3.*

Ordinance 2011-3 – The Township of Lancaster, Lancaster County, Pennsylvania

An Ordinance to rezone certain properties located at 1401 and 1411 Columbia Avenue from Office/Professional to Composite Commercial; to amend the code of the Township of Lancaster, Chapter 280, Article III, Section 280-7 to amend the official zoning map to reflect the change in zoning classification for the properties; to amend Chapter 280, Article II, Section 280-5 to add definitions for restaurant and tavern and to amend

the definition for convenience stores; to amend Chapter 280, Article IX, Section 280-38 to delete taverns as a permitted use and to add convenience stores as a permitted use and to amend Section 280-39 to delete convenience stores as a special exception use in the Composite Commercial District (C-2); and to amend Chapter 280, Article XVIII, Section 280-105 to delete paragraph M thereof...

Mr. Hendricks stated the Ordinance 2011-3 that was mailed to the LTPC members prior to the April 19th meeting had three typed errors within the text. He noted that within the first, second and fourth paragraph of the amended Ordinance it incorrectly reads 'General Commercial' when referring to C-2. The correct description for C-2 zoning should read as 'Composite Commercial.'

Mr. Laudien stated that the mistake in the text of Ordinance 2011-3 had been discovered at the April 11, 2011 Board of Supervisors meeting – after the LTPC packets had been mailed. He confirmed that the error would be corrected.

Mr. Laudien stated that the definitions for both 'restaurant' and 'tavern' were also defined by the Township, per interpretation of the State of Pennsylvania's Regulatory Commission on Alcohol. The definitions were approved by the Board of Supervisor's at the April 11, 2011 meeting.

Mr. Desmarais made a motion to recommend approval of Ordinance 2011-3 provided that the term 'general commercial' is corrected to read 'composite commercial. Mr. Hendricks seconded the motion. Ordinance 2011-3 was recommended for approval.

Gwen Newell stated that the Lancaster County Planning Commission would review the zoning request at the Planning Commission's meeting on April 25, 2011.

Discussion ensued regarding Article 18 Performance Regulations – Section 1823 Maximum Impervious Lot Coverage: Where permitted by Conditional Use, maximum lot coverage may be increased up to an additional 10%, provided that a combination of innovative stormwater and landscape measures are implemented...

- Zoning Ordinance should define pervious and impervious coverage
- Provisions be implemented with data and facts to validate the design to manage stormwater runoff specific to parking lots
- Provisions should confirm previous evidence of success
- Schedule of maintenance as to how the process would be managed

- Property owner is responsible for the ongoing maintenance of stormwater management
- Conditional use – process to address issues on a case by case basis

OLD BUSINESS:

Annexation Update:

Mr. Laudien stated that the Township was not successful in getting the Millrace issue removed from the docket for the May 17th Primary. He stated that an informative ‘flyer’ was developed and printed in both English and Spanish. The flyer will be distributed to the residents whose property the pending annexation would affect prior to the May 17th Primary.

Tree Replacement Program:

Ms. Kelly stated that Jim Bower, the City of Lancaster’s arborist, will be attending the May 18, 2011 meeting to review the City’s tree replacement program with the LTPC.

Mr. Laudien asked the LTPC if they would be interested in holding a meeting at the Hawthorne Ridge Community Building in the future months. The response was positive.

ADJOURNMENT: 8:55 PM

The next meeting will be held on Wednesday, May 18, 2011 at 7 PM

Respectfully submitted,

Bob Desmarais

cc: Supervisors