

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – August 17, 2010

The regular meeting of the Lancaster Township Planning Commission was held Tuesday, August 17, 2010 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 Desmarias, and Gordon Reed. Edwina Coder, Richard Hendricks, and Melanie LeFevre were excused. Also present were Tom Daniels, Director of Planning & Zoning, and Rebecca French, Planning and Zoning Assistant. Kathy Wasong, Twp Board of Supervisors was also in attendance.

APPROVAL OF MINUTES – July 20, 2010

The July 20, 2010 LTPC minutes were approved as submitted.

PUBLIC PARTICIPATION/COMMENTS

There was no public participation or comments.

SUBDIVISION/LAND DEVELOPMENT PLAN: None

NEW BUSINESS: None

OLD BUSINESS:

Zoning Ordinance Update – Review of Progress

Gordon Reed opened the Zoning Ordinance discussion with a several recommendations:

- The format for each Article in the Zoning Ordinance should be consistent
- Each Article should have open with an ‘Intended Purpose’ section.
 - Some ‘Articles’ open with an ‘Intended Purpose’ and some do not

The following discussion ensued:

- Section 1803 Home Occupation
- 1803.5 Conditions – M: ‘The size of commercial vehicles used for the home occupation shall not exceed twenty (20 feet...’
 - Mr. Reed objected to the use of ‘length’ of the vehicle as some pick-up trucks are longer than what is stipulated in the Conditions section. He suggested using weight of a vehicle instead of the length.
- Section 1804 Photo lab
 - Mr. Gordon suggested removing this from the ‘Uses Not Permitted’ in Home Occupation section. If this service is just photography and printing, it does not use a lot of chemicals that would be harmful to the environment.
- 1820 Infill Development - 1802.2 Eligibility
 - Definition should be revised to include Open Space
- Recognize Land Use Management; include zoning districts for walkable, livable communities

1601 Parking Regulations

- Intended Purpose statement

1603.11 Schools (Parking)

- What are criteria for 'School' parking regulations?
- Separate elementary schools from secondary schools
- Function: Staff component, special use period similar to churches – has peak times when parking is minimal

1602.4 Parking on Site

- The language should match the Comprehensive Plan
- Should not be a Zoning Hearing Board decision
- Use consistent language from other communities and socio-economics

1603.3 Religious Organization

- Treat all uses with same 'impact'
 - Take out language specific to churches
- Address how vehicles impact 'places of assembly'
- The calculation for schools, theaters, and stadiums should be consistent
 - Use 'impact' and 'control use'

General Points of Discussion

Definition of Building Height; use IBC definition

Carriage House / Accessory Dwelling Unit

- Once a Certificate of Use & Occupancy is issued for an 'Accessory Dwelling Unit' should there be an expiration period?
 - Should owner of property live on the same property?
 - Not fair to property owner
- What is the compelling interest of the Township?
 - Health and safety
 - Risk of blighted condition
 - Is the Property Maintenance ordinance applicable to the tenant?
 - Adopt ICC Code – Property Maintenance Code
 - Limit one ADU per parcel
 - 1000 sq ft per floor
 - One parking space must be provided for the ADU, in addition to existing requirements for off street parking
 - The ADU may not be sold but may be rented
 - No separate deed for accessory dwelling
- Yes, a Certificate of Use & Occupancy permit should be given a timeline to be renewed.
 - The Board of Supervisors should determine how to administer
 - Should be part of a Zoning Ordinance

Churches

- Language: Be general or specific in Uses and manage impact on community
 - Assembly, houses of worship

Vision Obstruction

- State purpose – ‘Intended Purpose’ statement
 - State safety issue
- Other than a licensed vehicle or trailer, no item, structure, or planting shall be placed in the Township right of way.
- The temporary placement of items such as a transportable dumpster or moving unit may be permitted by permit at the discretion of the zoning office.
 - The applicant must satisfy the hardship and safety provision of the permit and accepts all responsibility for any damage resulting from the placement of the object within the right of way.

Examples of conditions on the permit:

- Must be set a minimum distance from intersection or curve
 - Define minimum distance
- Unit must have reflective coating to satisfy night vision
- Unit must have a set removal date
- Unit cannot be placed directly on the cartway
- Unit must occupy an existing parking area
- Unit may not be placed in an area of temporary or permanent ‘No Parking’ area

When the final changes to the Zoning Ordinances are clarified and officially approved, they will be updated and new zoning ordinances will be presented to the Twp engineer and the Twp solicitors for review. The BOS will review the ordinance and approve it after a public meeting.

ANNOUNCEMENT: All LTPC members are encouraged to attend the September 21, 2010 LTPC meeting. The topic of discussion will be Article XX-Conformity and Non-Conformity Regulations.

ADJOURNMENT: 9:10 PM

The next meeting will be held on Tuesday, September 21, 2010 at 7 PM

Respectfully submitted,

Bob Desmarais