

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – December 20, 2011

CALL TO ORDER

Melissa Kelly, Chair, called to order the regular meeting of the Lancaster Township Planning Commission at 7:00 p.m. on December 20, 2011 in the Lancaster Township Municipal Building. The following members were present: Bob Desmarais, Glenn Ebersole, Richard Hendricks, Gordon Reed and Angela Sowers. Melanie LeFevre was 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.

APPROVAL OF MINUTES: September 20, 2011

The November 15, 2011 meeting minutes were approved as submitted.

PUBLIC PARTICIPATION/COMMENTS

Glyn Boone thanked the LTPC on behalf of the Wheatland Presbyterian Church for their review of the Church's petition to amend the text of the Township's Zoning Ordinance. He stated that there was a good balance with how the LTPC addressed the concerns of the neighbors and considered the Church's request for expanding the parking lot. Mr. Boone had some questions about definitions of pervious paving relating to lot coverage; also the definition of renovations; and the definition of building area and building foot print pertaining to square feet. He will address these questions to the LTPC at a future date.

Subdivision/Land Development Plan – Briefing Items

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

Ben Webber of Rettew stated the reasons for integrating 'briefing items' as part of the presentation process for Subdivision/Land Development Plans; the LTPC can hold an informal discussion, address considerations, and questions can be answered without the need for a decision or approval of the plan at the "briefing" meeting.

Items that were addressed:

- Interim parking during the construction phase will be adequate; there is some designated parking for Schultz Transportation buses and some buses will park off site.
- How much conversation has Harbor Engineering and the School District had with Millersville Borough and the commercial development plans that are being pursued?
 - Both parties have attended Millersville Borough meetings regarding the future commercial district; they have not made any agreements with anyone regarding the commercial project.
 - The School District will move forward with the new construction of Martin Elementary School.

Ben Webber reviewed several of the applicant's, Harbor Engineering's, modifications requests and presented Rettew's recommendations:

Millersville Road

Improvement of Existing Streets and Intersections, Curbing and Sidewalks: Sections 602.01.H, 603.02.B, 603.02.E, 603.03.A, and 603.03.B:

- Applicant requested modification of the requirement to widen, provide curbing and sidewalks along Millersville Road:
 - Rettew recommends the Township deny the widening modification request and require the applicant to widen Millersville Rd.
 - Final design of turn lanes, shoulders, and striping will need to be coordinated with other adjacent projects.
 - Recommended approval of the curbing modification request
 - Recommended approval of the sidewalk modification request

Wabank Rd

- Applicant requested a modification of the requirement to widen Wabank Rd to Township standards.
 - Rettew recommended approval of the widening Wabank Rd modification request; with the condition that the Township continue to provide input for the ongoing discussions regarding improvements.
- Applicant requested a modification of the requirement to provide curbing along a 30' section of Wabank Rd, near the existing pumping station.
 - Rettew recommends that the Township deny the curbing modification request; as curbing will be needed for the sidewalk connection to Southern Village
- Applicant 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.
 - Rettew recommends approval of the sidewalk modification request based on the on the justification and the alternative provided with the condition that the applicant provide a connection to the sidewalk located on the adjacent Southern Village property.

Access Drive Horizontal Alignment – Section 602.2.F

- 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.
 - Rettew recommends approval of 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.

Street Intersections – Section 602.05

- Applicant requested a modification relating to minimum intersection separation. This requirement relates to the intersection of two streets classified as arterial and/or collector streets and would not apply to the site access drives.
 - Per Rettew – the applicant needs to withdraw this modification request

Curbs – Sections 603.03.A, 603.03.B

- 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.
 - Rettew recommended that the Township deny this modification and if the applicant chooses to discuss this request further, that an exhibit be prepared and highlighted with the proposed curbing locations and explanation of what alternatives may be offered or site-specific reasons may be suggested for not providing curbing.
 - There will be curbing close to the sidewalks
- Applicant proposed installing concrete bumper blocks in the large parking area instead of curbing.

Issue: The need is warranted for a right turn lane from Millersville Rd onto Wabank Rd.

Problem: Once a right turn lane is installed curbing would be needed; also a sidewalk waiver request and Penn Dot cross bar signals would be required

Discussion ensued:

- Traffic concern – the decrease of entrance ways and exits into school – yet the increase of the number of students attending
- The school will not be busing students in from other schools
- Baseball field will be renovated and access to the field will be ADA compliant
- Consider pedestrian behavior – make the sidewalks as safe as possible
- A lighting plan for sidewalks should be added to the plan

Harbor Engineering will resubmit the Plans for Martin Elementary School based on Rettew's comments and recommendations.

Update: Revised Zoning Ordinance

The Lancaster County Planning Commission presented a four page memorandum with their review of the November 14, 2011 draft of the revised zoning ordinance. Rettew presented the LTPC members with a 33 page document with their recommendations for policy issues. These comments are the first technical review of the November 14, 2011 draft. Mr. Daniels asked the LTPC to please review the changes and bring the binders along with their comments and feedback to the next LTPC meeting on January 17, 2012.

NEW BUSINESS

STREET TREE DISCUSSION:

The Township Manager, Bill Laudien, spoke with Lancaster City's arborist, Jim Bowers, about establishing a tree planting program in Lancaster Township. The tree project needs to be defined prior to moving forward. Money has been allocated into the Township's 2012 budget to implement the program. Melissa Kelly stated that she contacted a group called "Tree Vitalize" and asked them to attend a future LTPC meeting and discuss what they do to help communities establish tree planting programs.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m. The next scheduled LTPC meeting will be on January 17, 2012 at 7 p.m.

Sincerely,

Bob Desmarais
LTPC Secretary