

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – December 21, 2010

The regular meeting of the Lancaster Township Planning Commission was held Tuesday, December 21, 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: Edwina Coder, Richard Hendricks, Melanie LeFevre, and Gordon Reed. Also present, Tom Daniels, Director of Planning & Zoning and Rebecca French, Planning & Zoning Assistant.

APPROVAL OF MINUTES – November 16, 2010

The LTPC did not approve the November 16, 2010 LTPC minutes. The November 16, 2010 minutes will be resubmitted at the January 18, 2011 LTPC meeting.

PUBLIC PARTICIPATION/COMMENTS: None

SUBDIVISION/LAND DEVELOPMENT PLAN:

Lancaster Township – Final Plan Subdivision and Lot Add-On Plan: Located at 1201 Millersville Pike. Zoning of the property is (S) Campus/Open Space District; the purpose of this plan is to subdivide a 2.2 acre parcel (Lot 3) from existing Lot 2, which is currently used as a public park. In addition a Lot-Add-on is shown to convey 2.2 acres from vacant Lot 1 to Lot 2 to maintain the tract size for recreation use. Both lots are owned by the School District of Lancaster and are in excess of twenty acres.

Mr. Laudien reviewed the plan drawings for the Final Plan Subdivision and Lot Add-On Plan to the LTPC. This is the site for the planned for the future Twp Fire Station. Current zoning for existing Lots 1 & 2 is (S) Campus/Open Space District, which requires a 3 acre minimum lot. Proposed Lot 3 will be .8 acres smaller than this required minimum. A Zoning application will run concurrently to re-zone Proposed Lot 3 to (C2) Composite Commercial Zone. The 2.2 acre lot size is the maximum that can be subdivided from this tract without impacting existing recreational facilities. No improvements will be made to the newly created Lot 3 at this time. A storm water management plan still needs to be planned and approved.

NEW BUSINESS

Proposed Ordinance: Amend Chapter 280, Article II, add a definition for Municipal services; to amend Chapter 280, Article XIV to include Municipal Services as a permitted use in the Campus/Open Space District; and exempt Municipal Services from the Requirements of § 280-72.

- The current definition for Municipal Services is vague. LTPC suggested eliminating part of the sentence that reads...*'and other locally operated service agencies'*...from the definition. This discussion will be continued at the January 18, 2011 LTPC meeting.

OLD BUSINESS: None

Discussion:

Mr. Laudien stated that the Twp has applied for a grant from the Chesapeake Bay Foundation. There is a total of \$100,000 in grant funds; 5 grants for \$10,000, and one showcase grant for \$50,000. The Chesapeake Bay will announce the awards decision for the grantees on January 15, 2011.

Acknowledgement:

Melissa Kelly stated that Edwina Coder announced that she will not be returning to the LTPC when her term ends on December 31, 2010. Ms. Kelly acknowledged Mrs. Coder's dedication and support throughout the years and the LTPC will miss her participation. Mrs. Coder has been a long time member of the LTPC, serving over a decade on the LTPC.

ADJOURNMENT: 7:55 PM

The next meeting will be held on Tuesday, January 18, 2011 at 7 PM

Respectfully submitted,

Rebecca French
Pro Tem Secretary

cc: Supervisors