

**LANCASTER TOWNSHIP PLANNING COMMISSION**  
**1240 Maple Avenue**  
**Lancaster PA 17603**

**MEETING MINUTES – January 18, 2011**

The regular meeting of the Lancaster Township Planning Commission was held Tuesday, January 28, 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, Richard Hendricks, Melanie LeFevre, Gordon Reed and new LTPC members Glenn Ebersole and Angela Sowers. Also present, Mark Lauriello, Twp Engineer from Rettew, Tom Daniels, Director of Planning & Zoning, and Rebecca French, Planning & Zoning Assistant.

**ELECTION OF 2011 LTPC OFFICERS**

After a brief discussion, Gordon Reed made a motion to re-elect the same 2010 LTPC officers. Richard Hendricks seconded the motion. Motion carried. The 2011 LTPC officers are: Melissa Kelly, Chair, Melanie LeFevre, Vice Chair, and Bob Desmarais, Secretary.

**APPROVAL OF MINUTES – November 16, 2010**

The LTPC approved the November 16, 2010 LTPC minutes and the December 21, 2010 minutes as submitted.

**PUBLIC PARTICIPATION/COMMENTS:** None

**Proposed Text Amendment to Ordinance:** Amend the code of the Township of Lancaster, Chapter 280, Article II to add a definition for Municipal Services and to otherwise 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. To accommodate the needs for the construction of the Emergency Services Center, the Township has determined that Chapter 280 of the Code of the Township of Lancaster needs to be mended and clarified with respect to uses located with the Campus/Open Space District.

**Motion was made by Richard Hendricks to recommend approval by the Supervisors to amend the Ordinance 2011-01 of the Township of Lancaster and to eliminate part of the definition that reads...*'and other locally operated service agencies'*...from the Municipal Services definition. Melanie LeFevre seconded the motion. Motion carried.**

**Amended §280-5. MUNICIPAL SERVICES** – Those uses and facilities designed to furnish necessary support for the general public health, safety and welfare that are typically the responsibility of local governments, and are not operated on a commercial basis.

**Modification of Plan Scale:**

Mark Lauriello recommended that the LTPC approve the requested modification, 'Section 402.02.A – Plan Scale' as submitted by the ELA Group: Instead of the plan at a scale not to exceed one inch equals fifty feet – provide a plan scale of one inch equals one hundred feet, so that the entire site can be presented on one plan sheet. **Bob Desmarais made a motion to approve the modification and Richard Hendricks seconded the motion. Motion carried.**

**SUBDIVISION/LAND DEVELOPMENT PLAN:** Lancaster Township Final Plan Subdivision and Lot Add-On Plan - 1201 Millersville Pike; owned by the School District of Lancaster. 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 leased by the Township and 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 – in order to maintain the tract size for recreation use.

- Current zoning for existing Lots 1 & 2 is (S) Campus/Open Space District requires a three (3) acre minimum lot. Proposed Lot 3 will be .8 acres smaller than this required minimum.
- A Zoning application to re-zone proposed Lot 3 to (C2) Composite Commercial Zone is forthcoming.
- 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.

**Richard Hendricks made a motion to recommend approval of the Subdivision Plan by the Township Supervisors and Melanie LeFevre seconded the motion. Motion carried.**

**Melanie LeFevre made a motion to recommend approval by the Township Supervisors of the Lot Add-On Plan and Richard Hendricks seconded the motion. Motion carried.**

**NEW BUSINESS:**

- Bob Desmarais announced that he did not renew his term with LUAB.
- Mr. Desmarais suggested that members LTPC meet with members of the Millersville Borough Planning Commission to discuss the tract of land next to Comet Field, which is for sale again.
- He also suggested that the LTPC make a recommendation to the Board of Supervisors to form a sub-committee with members of the Manheim Twp Planning Commission and Franklin & Marshall College (F&M) to discuss concerns and opportunities that revolve around the Baker Campus north of School Lane Hills in Manheim Township and owned by Franklin & Marshall.
  - Lancaster and Manheim Township residents have expressed concern that Wilson Drive could become a major transportation route.

**Richard Hendricks made a motion to ask the BOS to promote a subcommittee with Manheim Twp and F&M College to review the development of this land tract. Gordon Reed seconded the motion. Motion carried.**

**OLD BUSINESS:** None

**Status of the Chesapeake Bay Foundation Grant:**

The primary focus of this grant is to eliminate pollution from the watersheds that flow into the Chesapeake Bay. The grant was submitted to the Chesapeake Bay Foundation on January 15, 2011. Kathy Wasong stated that members of the grant committee will be visiting the municipal sites for which the grants were submitted – on February 4, 2011.

**ADJOURNMENT:** 7:35 PM

The next meeting will be held on Tuesday, February 15, 2011 at 7 PM

Respectfully submitted,

Bob Desmarais

cc: Supervisors