

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – July 17, 2012

CALL TO ORDER

Melissa Kelly, Chair, called to order the regular meeting of the Lancaster Township Planning Commission at 7:00 pm on July 17, 2012 in the Lancaster Township Municipal Building. The following members were present: Glenn Ebersole, Richard Hendricks, Gordon Reed, and Angela Sowers. Melanie LeFevre was excused. Also present from Lancaster Township: Tom Daniels, Zoning Officer, and Rebecca French, Zoning Assistant. Mark Lauriello of Rettew was present as was Keith Heigel from Light-Heigel & Associates and Brian Cooley of DC Gohn Associates.

APPROVAL OF MINUTES – June 19, 2011

The June 19, 2012 LTPC minutes were approved with two revisions; page 5, last paragraph, note name of Melanie LeFevre who made the first motion. At the end of the minutes Include Angela Sowers question about replacing trees in Hamilton Park that fell earlier in the spring

PUBLIC PARTICIPATION/COMMENTS: NONE

SUBDIVISION/LAND DEVELOPMENT PLAN

Action Item: LTPC 241 – Millersville Commons Revised Preliminary/Final Subdivision & Land Development

Keith Heigel stated that the applicant will submit a re-zoning request from C-2 to R-2 to adjust the zoning district boundary along the centerline of Wabank Road West and to establish the expanded residential lots on the west side of Barbara Street as residential. (Upon conditional Preliminary/Final Plan approval)

Ms. Kelly asked about the status of street lighting and Mr. Heigel answered that a PPL representative is coordinating the design and street lighting installation as well as the right-of-way lighting.

Ms Kelly then asked Mr. Heigel to address the stormwater easement relating to the six foot inlets; and an explanation concerning the bedrock. Mr. Heigel stated that there are four identified inlets, (14A, I-10, I-18 and I-25)

- Three of the inlets located in Millersville Borough were approved by the Borough

- The Township engineer asked that an oversized inlet be provided so that a ladder could be installed to provide entry into the inlet for maintenance and cleaning
- Traditionally the way to clean these inlets is with a vacuum truck and hose apparatus from the surface
- Mr. Heigel stated the potential presence of shallow bedrock may make the deep sumps difficult to construct
- They may need to blast in order to install the inlets, but from the information/data they have received from soil testing, he doesn't think that they will run into bedrock at this depth.
- The two municipalities may choose to handle maintenance of the inlets differently
- Mr. Heigel stated that on the traditional 2' x 4' inlet installs what is called a snout on top of the inlet to prevent the oils and grease from coming up into the pipe, so a vacuum truck would be used to clean the inlet
- The Township inlet would be large enough for a person to climb down the ladder
- Any rock removal necessary to accommodate the sump inlet bottom will be localized and will be at the expense of the Development not the Township.
- Mr. Heigel stated that due to the carbonate geology underlying the site; it is not recommended that the sumps be drained
- He stated that it is not normal to provide a drain in the inlet bottom so there will be several feet of standing water in the sumps most of the time.
- Due to the depth of the inlet sumps, steps need to be provided for access to the bottom for maintenance
- Light-Heigel has provided a larger Type 4 box for Inlet I-4A to accommodate steps and facilitate installation.

Eric Mountz gave a brief update on the Traffic Impact Study. On July 6, they received approval from Penn Dot on the traffic study and concept plan. Mr. Mountz stated that the next step is formal submission of the HOP plans and traffic signal improvement plans for the appropriate permits to Penn Dot. He stated that they will submit the plans within the next few weeks.

Mr. Mountz stated that Keith met with Penn Dot yesterday on the construction and coordination of the three different projects going on within the same area; Penn Manor's Comet Field project, the School District's Martin Elementary project and the Millersville Commons project.

- The School District has selected their contractor for Martin Elementary project and that Blackford Development is going to try and use the same contractor.

- Mr. Heigel stated that they are trying to coordinate the Martin Elementary School project and the Millersville Commons project as one to eliminate traffic and detour delays during construction.

Mark Lauriello stated that Rettew recommends conditional plan approval at this point based on the conversations with both the LTPC and the applicant; and all of the modifications have been previously dealt with by the Planning Commission. He recommended that the applicant formalize a re-submittal if there is more to go with it and have a cleaner letter to present before the plan goes before the Board of Supervisors

Angela Sowers asked how the rain gardens will be maintained from the initial seeding into plants during construction, and also when construction is complete.

Mr. Heigel stated that the Township's ordinance section requires a maintenance clause for the rain gardens and that the gardens will be monitored to be sure they are functioning adequately.

Ms Kelly asked if there were any more questions. Upon hearing none she asked if there was a motion to approve the Millersville Commons Revised Preliminary/Final Subdivision & Land Development. Mr. Hendricks made a motion to recommend conditional plan approval based on Rettew's letter recommendations and upon the applicant satisfying the justifications and conditions that have been discussed. Gordon Reed seconded the motion. Motion carried.

Caroline Hoffer provided an update on the re-zoning process.

- Ms. Hoffer stated that at the last meeting they were proposing the re-zoning of the area of the Township's parcel triangle on the other side of Barbara Street, and the center line of the proposed Wabank Rd.
- The small portion of the triangle on Barbara Street proposes to be rezoned to R-2 and then the Campus Open Space would be the zoning for the center line of Wabank.
- A draft of the petition would go to the BOS first and then come back to the LTPC.

Briefing Item:

LTPC 243: Sketch Plan – New Danville Pike Apartments, Zoning R-2

Brian Cooley of D.C. Gohn Associates Inc asked if there were any initial questions about the plan information that they received in their packets.

Modifications for preliminary plan:

Section 305 – Preliminary Plan Process: Applicant requested to proceed directly to the final plan. Rettew recommended approval of this waiver

Section 406 – Traffic Impact Study: Applicant requested modification of the requirement to provide a traffic impact study based on the justification that the existing access drive has adequately served the existing twelve dwelling units on sight, and that an additional eight dwelling units would not have a significant impact on traffic. In addition, the proposed dwelling units result in less than sixty (60) new peak directional trips during the peak hour.

- *Discussion ensued (below)*

Section 602.01.H – Intersection Radius: Applicant requested a modification of the requirement to provide fifty foot cartway edge radii at the access drive intersection with New Danville Pike based on the justification that the existing access drive operates sufficiently under current conditions and that the addition of eight additional dwelling units does not necessitate the reconstruction of the existing access.

- Rettew recommend that the Township table recommending action of this modification request allowing the applicant to determine and label the existing radii at the intersection. A fifty foot (50') radius may be excessive for this intersection. Rettew recommends that the applicant consider requesting a dimensionally specific modification such as thirty-five (35) feet.

Section 602.09.B – Access Drive Cartway Width: Applicant requested a modification of the requirement to provide the required twenty-four foot access drive width based on the justification that the existing eighteen foot wide access drive operated sufficiently under current conditions and that the addition of eight dwelling units does not necessitate the reconstruction of the existing access.

- Mr. Reed stated that one of the primary reasons that the Ordinance specifies 24 feet for the width of the access drive cartway – is for safety issues
- The fire department would need to evaluate this access drive to be sure that a fire truck could adequately get in and out of the access drive.
- The fire department will be contacted to evaluate the access drive and their determination will be in writing.
- Mr. Lauriello asked that this modification request be put on hold.

Section 603.02, 603.03 – Installation of Curb and Sidewalk along all of Street Frontage: Applicant requested a deferral of the requirement to install curb and sidewalk along the New Danville Pike based on the justification that no curb or sidewalk currently exists along New Danville Pike in the vicinity of the site.

- Gordon Reed stated that this modification request conflicts with the SALDO
- Accessibility for the handicapped would be limited
- Mr. Cooley stated that there will be sidewalks within the interior of the parking lots and apartment units

- Mr. Lauriello asked the applicant rework this modification request to the satisfaction of the Township and SALDO

A discussion ensued around the proposed New Danville Pike Apartments

- Angela Sowers asked if the existing storm water easement shown on the drawing for the development adjacent and above the parking lot for the apartments would impact the parking lot for the proposed new apartments
- Mr. Cooley responded that existing parking lot below the easement will remain
- There may need to do some grading for a swale and/or underground pipe
- Ms. Kelly asked what the applicant is considering for stormwater management
- Mr. Cooley stated that the goal would be to have a rain garden design
- Mr. Lauriello stated that the Township's SWM requirement would need to be satisfied
- Mr. Reed stated that there are overgrown trees and vegetation growing out over the road that cause limited visibility when pulling out of the access drive onto New Danville Pike.
- Mr. Reed stated that the primary problem with pulling out of the driveway is the configuration of New Danville Pike
- The radius of the road and elevation obstruct the view from both directions
- If a driver on New Danville Pk is speeding the limited visibility of a driver pulling out of the driveway could cause a serious accident
- Mr. Cooley stated that there hasn't been a history of serious accidents at this site
- Mr. Lauriello stated that the site distance issue could be addressed by removing vegetation and trimming back overhanging trees
- Mr. Ebersole asked for clarification of the applicant's written statement that the proposed dwelling units would result in less than sixty new peak directional trips during the peak hour.
- How did they calculate this number?
- Are they referring to sixty new trips a day or sixty new trips during peak hours?
- Mr. Ebersole stated that New Danville Pk is a State road
- Is this a permitted access?
- A permit from Penn Dot would be required to change Use of the access drive
- Penn Dot will require a specific site distance and radius of the road
- Mr. Cooley stated that he went through the records and did not see any Penn Dot permits
- Ms. Kelly asked if the applicant's is looking for guidance from the LTPC
- There are a lot of modifications that require additional information
- Mr. Lauriello stated that this is a good infill project

- This is a briefing item on the agenda; the LTPC will not recommend approval of modifications
- The applicant should use the comments and discussion from this meeting as guidance to rework the modification issues and to prepare the Land Development Plan
- The Sketch Plan could be re-submitted as an action item
- Applicant needs to provide a Subdivision and Land Development Plan.

OLD BUSINESS:

Ms. Hoffer gave an update on the Hershey Heritage Lot Add-On Plan. The Plan was a lot add-on to take a little piece of land from one parcel and add it to the existing apartment complex to be used in connection with the apartments

- She pointed out the existing development complex on one parcel and an open field
- Each parcel is owned by two different owners.
- When the Lot add-on plan was initially presented they had included on the plans that the right-of-way would be expanded to the new alternative right-of way
- When they showed the Plan to the owner of the adjacent parcel of land, the owners, Hershey Farms said that they were not proposing anything here.
- Shouldn't the developers wait until they get the additional right-of-way approved before they produce a plan that shows some improvement on the site?
- So they have been pushed back by the owners to put something on the right-of-way where there is nothing proposed.
- A new plan will be provided when the Lot Add-On is approved

Ms. Hoffer then pointed out a maintenance access driveway used by the apartment complex that comes out onto Kensington Rd and loops around into the adjacent property.

- They are proposing to come back to the LTPC and with a new Plan that would ask for a modification to slide the drive way over onto the one parcel

Zoning Ordinance Update

Mr. Daniels stated that the August 13, 2012 BOS meeting has been re-scheduled from to August 20, 2012. The Revised Zoning Ordinance will be presented to the BOS at this meeting.

Misc Comments:

The permit for Martin Elementary School has been picked up
 Crossway Church is pushing for inspections
 Lancaster History.org is almost complete

Ms. Sowers asked if there is any grant money available to replace the trees in Hamilton Park that fell in the storms last year.

Ms. Kelly stated that she plans to contact Fritz Schroeder of LIVE Green an urban program of the Lancaster County Conservancy to see if LIVE Green can provide any resources to the Township's tree project.

ANNOUNCEMENTS:

Melissa Kelly asked the LTPC members to consider taking on the vacant LTPC secretarial position until the end of 2012. Mr. Ebersole volunteered to take on the duties of Secretary for the LTPC until the year end of 2012.

ADJOURNMENT:

The meeting adjourned at 8:15 pm. The next regularly scheduled meeting will be held on Tuesday, August 21, 2012 at 7 p.m. at the Lancaster Township Municipal meeting room.

Sincerely,

Glenn Ebersole
Pro Tem Secretary

cc: BOS