

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – JULY 19, 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 July 19, 2011 in the Lancaster Township Municipal Building. The following members were present: Bob Desmarais, Melanie LeFevre, Gordon Reed and Angela Sowers. Glenn Ebersole and Richard Hendricks were excused. Also present: Tom Daniels, Zoning Officer, Rebecca French, Zoning Assistant, and Ben Webber, Rettew Engineer. Jill Martin, Co-chair of the 'Lighten Up Lancaster County Coalition' was in attendance. Glyn Boone of Wheatland Church, Mark Stanley of Hartman Underhill & Brubaker, and Mark Hackenburg of RGS Associates were also present.

APPROVAL OF MINUTES: June 21, 2011

The June 21, 2011 minutes were approved as submitted.

PUBLIC PARTICIPATION/COMMENTS:

Jill Martin, a Lancaster Township resident and co-chair of Lighten Up Lancaster County Coalition, (LULCC) spoke about the mission of the organization. She stated that Lighten Up Lancaster is made up of a group of concerned individuals, organizations and employers, working in partnership with Lancaster General Health, who want to increase the number of children and adults in Lancaster County to be at a healthy weight.

She made the following comments:

- Statistics on child obesity is at an all time high
- The Coalition is working with School District of Lancaster to provide healthy food in the school cafeterias
- Improving and promoting walkable community resources, bike and hiking trails, safe sidewalks. safe parks and playgrounds
- Improving pedestrian safety – safe street crosswalks and calming traffic
- Involving community support
 - Develop a communication plan for each community to review
 - Provide various community progress reports
 - Tracking and monitoring
 - Public updates of progress

Ms. Martin gave each LTPC member a 'Lighten Up Lancaster County' packet. She would like to hear any feedback from the LTPC with regard to community growth and its efforts to promote healthy communities. Ms. Kelly stated that the LTPC has had this discussion at previous meetings that involved the planning of new developments, and that the LTPC is always open for this type of discussion. Mr. Desmarais agreed that one of the main goals of the LTPC is to continue to make improvements for the health and safety of its residents and communities.

SUBDIVISION/LAND DEVELOPMENT PLAN:

LTPC # 238 – Wheatland Presbyterian Church / Petition to Amend the Zoning Ordinance of Lancaster Township; Mark Stanley of Hartman Underhill & Brubaker presented the request per Section 6 of the petition, the request is to increase the maximum lot coverage for “All Other Uses” permitted in the R-1 District from 20% to 35%. In addition, per Section 7, the petitioner requests the Zoning Ordinance be amended to increase lot coverage in all permitted uses excluding single family detached homes to 45%. Mr. Stanley introduced Mark Hackenburg, representative of Wheatland Church. The LTPC previously recommended approval to the BOS with a draft modification.

Discussion ensued based on the Ordinance to amend the increasing lot coverage for certain uses in the R-1 District; permitting increased lot coverage for certain uses by Conditional Use in the R-1 district; adding specific criteria for increasing lot coverage by Conditional Use.

- Ms. LeFevre stated that she would like the landscape buffers and the landscape strips along the parking lot to not have curbs
 - Curbs prevent the rain water from running into the soil and being absorbed into the landscaped areas.
- Mr. Desmarais stated that the Subdivision and Land Development Ordinance (SALDO) mandates curbs; SALDO needs to be amended to allow innovative uses and remove curbs from being mandated.
- Ms. Kelly stated that she wants to see innovative stormwater management in place.
- Mr. Desmarais stated that they should discuss the implementation of innovative stormwater management sooner than later due to the future mandates that will be issued by the Chesapeake Bay.
- Instead of a basic requirement for all lots – each lot presents a different set of circumstances therefore each lot site should be considered individually
- Mr. Desmarais stated that he reviewed the Permitted Uses in the R-1 district and that he would not be comfortable with all of the uses permitting up to 45% impervious coverage
- Mr. Boone stated that the Church will still need offsite parking combined with whatever zoning is amended.
- Coordinate the ordinance to *require* the impact on design criteria to implement innovative stormwater management
 - Design performance criteria and requirements
 - Provide enforcement provisions to be maintained
 - How are successful performance regulations measured?
- Change ‘Intent section’ of the Conditional Use to require ZHB decision
 - Shift decision to ZHB to determine the lot coverage
- Tweak the Uses in this specific zoning ordinance before moving forward

Ms. Kelly stated that she would like to see some changes made to the petition ordinance before the LTPC makes a recommendation to the BOS.

The LTPC continued a previous discussion about LTPC 237: Final Subdivision Plan for Southern Village, Phase IIIA

- Some lots with easements for stormwater drainage structures at the rear of the properties
- The plan needed to be revised to balance back yard usage for all lots

Mr. Webber stated that some revisions were made to the plan for Southern Village.

- Moved a couple of the dwellings forward on the lot
- Added a pipe inlet

OLD BUSINESS

Zoning Ordinance Update:

Mr. Daniels asked the LTPC for feedback regarding the chart the Rettew provided which illustrated the different types of uses of within each zoning district.

- The LTPC decided that the chart should serve as a visual supplement
- Keep the text in the Zoning Ordinance

Mr. Daniels asked the LTPC if they wanted to have more conversation regarding the revisions to the Zoning Ordinances or should they print the revisions as they are now and review the written version at the next meeting.

- Only if the revisions could be provided at least a week prior to the next LTPC meeting

Discussion ensued:

- Which issues should be Conditional Use vs. Special Exception Use?
- What is the advantage of having a Zoning Hearing Board or a Board of Supervisors?
- Who should approve?
- LTPC doesn't have any recommendations when it comes to Special Exceptions
- Concern – LTPC has no standing with of the Zoning Hearing Board
 - LTPC could make conditional recommendations
- Conditional Use keeps the regional goals and the communities needs in the forefront

When the LTPC has completed the revision process of the Township's Zoning Ordinance and concurs that the revisions are ready be entered into one comprehensive package and sent to the BOS for approval.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m. The next scheduled LTPC meeting will be on August 16, 2011 at 7 p.m.

Sincerely,

Bob Desmarais
LTPC Secretary