

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – July 20, 2010

The regular meeting of the Lancaster Township Planning Commission was held Tuesday, July 20, 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, Bob Desmarias, and Melanie LeFevre. Richard Hendricks and Gordon Reed were excused. Bill Laudien, Township Manager, Lynn Stauffer, Director of Planning & Zoning, and Rebecca French, Planning and Zoning Assistant were also in attendance.

APPROVAL OF MINUTES – May 19, 2010 and June 15, 2010

The May 19, 2010 and June 15, 2010 LTPC minutes were approved as submitted.

PUBLIC PARTICIPATION/COMMENTS

Mr. Laudien introduced Tom Daniels, who has been recently hired by the Township to fill the administrative position that will be open when Suzanne Teske retires and the Zoning Officer position that will be open upon Lynn Stauffer's retirement.

Mr. Laudien stated that the Lancaster City School District has approved the site development plan for the new Fire Station. The lot size has been reduced to 2.2 acres. Penn Dot approved the emergency signal at Charles Rd. Mr. Laudien will meet with the School District again on July 29, 2010.

Mr. Laudien stated that twenty-seven (27) homes in the Township located SW of 741 and SE of Honeysuckle Lane are currently collecting signatures to get on the November ballot. This effort is being conducted so that Township voters can decide whether or not that area of the Township can secede from Lancaster Township and become part of Pequea Township. Taxes imposed by the School District of Lancaster are the main motive for this appeal.

SUBDIVISION/LAND DEVELOPMENT PLAN: None

NEW BUSINESS: None

OLD BUSINESS:

Zoning Ordinance Update – Review of Progress

Lynn Stauffer and the LTPC members discussed changes to Sections of the Ordinances for Residential, Office/Professional, Industrial, and Campus/Open Space Districts.

Discussion ensued:

- Prior discussion involved eliminating the Residential District R-S and making that district part of the R-1 District.
- Revise the definition of Building Height – reference the IBC and state law
- Revise parking regulations to include intermittent uses – based on previous coverage
- Define Drop Off Facilities in Section 1830 – Special exception approval
- Permit more appropriate Minor Home Occupations; low impact parking

Article V – Regulations in the Residential District R-1:

- Move some sections in Permitted Uses to Special Exception
 - Churches, synagogues, or similar places of worship to Special Exception Uses
 - Move Firehouses to Municipal buildings and uses section
- Permit Bed & Breakfast establishments as a Special Exception in R-1
- Change Maximum Lot Coverage (impervious surfaces) in ‘All Other Uses’ in R-1 District
- Change some sections of the Minimum Side Yard set backs – R-1
- Change maximum height of Accessory Structures in some sections of the Regulations

Article VI – Regulations in the Residential District R-2

- Move churches, synagogue, or similar places of worship to Special Exception Uses
- Move Firehouses to Municipal buildings and uses
- Redefine ‘height’ for Regulations of Accessory Structures
- Reduce Minimum Side Yard setbacks from ten (10’) feet to six (6’) feet

Article VII – Regulations in the Residential District R-3

- Move some Permitted Uses to Special Exception Uses
- Eliminate cemeteries as Special Exception Uses in all residential districts
- Should Minimum Side Yard setbacks for single family detached lots (R-3) be reduced?

Article XI – Regulations in the Office/Professional District (O/P)

- Section 1102.7 – Define adult education institutions
- Move Municipal buildings and uses from Special Exception Uses to Permitted Uses
- Should the Maximum Height for Accessory Buildings be changed? (O/P)

Article XII – Regulations in the Industrial District (I)

- Should mini-storage units be allowed under Permitted Uses
- Should laboratories, scientific research and development be considered businesses and moved into Office/Professional?
- Should Maximum Height for Accessory building be changed to permit higher structure?

Article XIV – Regulation in the Campus/Open Space District (S)

- Set specific criteria for elementary and secondary schools
- Recommend Conditional Use of Cell Towers, antennas, labs, and related equipment on property owned or operated by the Municipality to the Zoning Hearing Board.

Changes to the Ordinances will be reviewed and discussed. When the final changes to the Ordinances are clarified and officially approved, they will be updated and new zoning ordinances will be presented to the Twp engineer and the Twp solicitors for review. The BOS will review the ordinance and approve it after a public meeting.

ANNOUNCEMENT: Nick Jabbour has officially resigned as a member of the Lancaster Township Planning Commission.

ADJOURNMENT: 9:10 PM

The next meeting will be held on Tuesday, August 17, 2010 at 7 PM

Respectfully submitted,

Bob Desmarais