

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 MAPLE Avenue

Lancaster PA 17603

MEETING MINUTES – June 18, 2013

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, June 18, 2013 at the Lancaster Township Municipal Building. The meeting was called to order at 7:00 p.m. by LTPC Chairman, Melissa Kelly, with the following LTPC members in attendance: Glenn Ebersole, Richard Hendricks, Gary Jones, and Tom Waters. Members Gordon Reed and Angie Sowers were absent. Also in attendance were Tom Daniels, Lancaster Township Zoning Officer, Rebecca French, Planning & Zoning Assistant, Gwen Newell, Lancaster County Planning Commission, Ben Webber, Township Engineer from Rettew Associates, and Brian Cooley, DC Gohn Associates.

Approval of Minutes – May 22, 2013

The minutes from the May 22, 2013 meeting were approved as submitted.

Public Participation or Comments

None

SUBDIVISION/LAND DEVELOPMENT PLANS

LTPC 247: Briefing Item: CJPS, LLC Apartments (New Danville Pike Apartments) Final Subdivision and Land Development Plan

Brian Cooley of DC Gohn Associates updated the LTPC on the Final Plan. The Project will include construction of two new apartment buildings and associated parking areas. The two new buildings are being proposed with four (4) apartments in each building for a total of eight (8) apartments. When the project is completed there will be a total of 20 apartments.

The LTPC discussed some of the key subdivision comments

Trees: A 48” tree located adjacent to the proposed building on the southern portion of the lot will remain. Two (2) street trees need to be provided for each building with three (3) or more dwelling units. There will be ten (10) trees on the site.

Curbing: Rettew recommended that curbing be provided around the proposed landscape islands within the parking lot. Curbing would prevent vehicles from parking on the island, and prevent the island and landscaping from deteriorating. Questions ensued regarding the expense of this type of curbing. Mr. Cooley will provide a few options for the curbing of the islands within the parking lot. The project will move forward with another submission with possible recommendations.

Old Business

SALDO Revisions: Mr. Webber stated that the LTPC should continue working on their sections of the Subdivision and Land Development Ordinance (SALDO) and he is ready to review and discuss any input from the LTPC. He handed out the current changes that have been made to the SALDO. The LTPC will review those revisions and provide Mr. Webber with their SALDO research and changes as soon as possible.

Ms. Newell of the Lancaster County Planning Commission handed out hard copies and CDs of the County's model of SALDO to the LTPC to use as a reference.

Mr. Webber stated that the LTPC should provide their SALDO input prior to August 1, 2013 and be prepared to review the first draft of SALDO at the August 21, 2013 meeting.

Mr. Webber stated that the Storm Water Management Ordinance (SWMO) needs to be completed by the November 19, 2013 LTPC meeting to give the Board of Supervisors time to review the updates and be prepared to make a motion on the SWM ordinance by the end of this year.

New Business

July 16th Field Trip: Mr. Webber stated that arrangements have been made for a field trip for the upcoming July 16, 2013 LTPC meeting. They will be looking at four project sites that are under construction and all located within the same vicinity of Millersville Road. The reason for this field trip is to identify storm water management terms in the field and to recognize the solutions to SWM issues. He stated that appropriate clothing and foot wear should be worn as the sites are muddy. Mr. Daniels stated that he can provide vests. Vehicles will provide transportation for the LTPC and Township personnel. Please arrive at the Township building and ready to leave at 7pm.

Adjournment

The meeting was adjourned at 7:50 pm. The next regular LTPC meeting will be held on Tuesday, 16, 2013 at 7:00 PM.

Respectfully submitted,

Angie Sowers
Secretary