

## LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue  
Lancaster PA 17603

### MEETING MINUTES – June 19, 2012

#### CALL TO ORDER

Melissa Kelly, Chair, called to order the regular meeting of the Lancaster Township Planning Commission at 7:00 pm on May 15, 2012 in the Lancaster Township Municipal Building. The following members were present: Richard Hendricks, Melanie LeFevre, and Angela Sowers. Glenn Ebersole and Gordon Reed were excused. Also present from Lancaster Township: Tom Daniels, Zoning Officer, Rebecca French, Zoning Assistant and Kathy Wasong, Board of Supervisors. Gwen Newell of the Lancaster County Planning Commission and Ben Webber, Township Engineer were also present. Keith Heigel from Light-Heigel & Associates was in attendance, and Ed Stalnecker from ARRO Consulting was also present.

#### APPROVAL OF MINUTES – May 15, 2012

The May 15, 2012 LTPC minutes were approved as submitted.

#### PUBLIC PARTICIPATION/COMMENTS: NONE

#### SUBDIVISION/LAND DEVELOPMENT PLAN

##### **Briefing Item: LTPC 241 – Millersville Commons Revised Preliminary/Final Subdivision & Land Development**

Keith Hegel presented a brief overview of the site plan for the Millersville Commons project. He stated that they received initial plan approval from Millersville Boro. The applicant requested three modifications:

1. **Section 305 – Preliminary Plan processing** – Applicant requested to proceed to the final plan and include all the requirements for the preliminary plan.
  - Rettew recommends approval based upon justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township.
2. **Section 608.01.C.12 – Emergency Spillway with one foot of freeboard** (new request) Applicant requested modification of the requirement to provide a spillway for each rain garden that will discharge a 100 year peak flow, while maintaining a minimum of one foot of freeboard. Applicant proposed as an alternative, that the rain gardens discharge freely to the underground detention piping via large 3.5'

wide x 2.5' tall rectangular openings. There is also an alternate overflow proposed at the downstream ends of the underground storage where flow is discharged into the Millersville Borough storm sewer system. There is also overland conveyance of the 100 year peak flow proposed without damage to any private or public property.

- Rettew recommends approval of this modification request based on the justification provided with the condition that the openings of the trash rack are one-half the opening size of the orifice.

3. **Section 608.01.H – Groundwater recharge**, (new request) – Applicant requested a modification of the requirement to infiltrate the Groundwater Recharge volume as specified in the ordinance. The justification provided is based on the carbonate geology underlying the site, and the documented sinkhole on the other side of Route 741 directly opposite the site. As an alternative, the applicant has provided numerous storm water Best Management Practices (BMPs) across the site to provide the Water Quality volume specified in Section 608.01.G.

- Rettew recommends approval of the requested waiver based on Sections 608.01.H.f and 608.01.H.g, which allows certain sites underlain by carbonate geology to be exempted from the groundwater recharge requirements.

Mr. Heigel reviewed a few zoning items:

- Applicant will submit re-zoning request following Preliminary Plan Approval to adjust the zoning district boundary along the centerline of West Wabank Road
- To establish the expanded residential lots on the west side of Barbara St to be within a residential zoning district
- He stated that a re-zone of R-1 in Millersville Boro is comparable to the Township's R-2 district. He asked for input from the zoning officer on this decision

Mr. Heigel briefly reviewed a previous land development plan that was approved in 2007 for Comet Fields and the Penn Manor School District. This is a separate plan from the newly proposed plan for Millersville Commons.

- Existing features such as landscaping and fencing around the existing detention basin, which were not depicted on the previous 2007 plan, have now been shown on the new plan
- The Millersville Commons Plan does not supersede the improvements proposed on the 2007 Preliminary/Final Land Development for the Penn Manor School District

Mr. Heigel reviewed a previous request to extend the 25' high netting around the boundaries of Comet Field to keep balls inside the playing field.

- The field will be shifted further away from the road
- The screen along Millersville Rd will be extended to the south side of goal line and will continue to the end of the field
- The 5' high fence will begin at the south west corner of Millersville Rd & Wabank and continue along between the 25' high screened fencing and sidewalk to a point not located within the clear sight triangle
- This will prevent pedestrians from crossing the roads until they proceed down to the intersection crosswalk

Mr. Heigel noted that there is a swale just before the exit road for Crossway Church on the left hand side of Barbara Street that will carry water underneath their driveway to a pipe.

- Millersville Commons will need to connect to that pipe
- In order to do so, they need to create a similar swale that is 20' to 25' on the Church property
- They have asked Crossway Church for an easement agreement to create the swale
- The Crossway Church improvements and the sanitary sewer main along Millersville Road have been added to the Plan

Eric Mountz, Traffic Planning & Design Inc, presented a brief update of the Traffic Impact Study, stating that the TIS plans have not significantly changed. Per Rettew's recommendation they have revised the conceptual plans of the TIS so that they are consistent with the Land Development Plan with respect to the pedestrian crossings, which have been coordinated.

- Rettew has recommended approval of the Traffic Impact Study.
- Penn Dot commented on design improvements, which focused on pedestrian accommodations making sure appropriate coordination occurs with the Boro and the Township with respect to the exact location of crossings.
- A formal resubmission of the TIS has been submitted to Penn Dot in hopes that it will be approved
- Projecting that Penn Dot will give their approval of the traffic study within the next 15 – 30 days
- HOP plans cannot be approved by Penn Dot until there is approval of the Traffic Impact Study

Mr. Mountz stated that the 2007 LTPC Plan Development for Comet Field by the Penn Manor School, which was approved by the Township and included improvements along Millersville Road:

- Reconfigure the access road to provide right in and right out turns
- Six ft wide path provided from the intersection of Millersville Rd and Wabank Rd along western side of roadway all the way to the southern property lines

- In anticipation of the commercial development of this area, the Township had requested that the school district widen the western side of Millersville Road by half a width in order to accommodate the future left hand turn lane that would be needed into that roadway

It has been proposed that the School District will proceed with all of the improvements required under their HOP plan with the exception of widening of the left hand turn lane on Millersville Rd. Blackford Development will proceed with their HOP plans under the assumption that they will obtain their approval, and will provide the widening of that left hand turn lane, coordinating the work with the School District, so that the work will all be done at one time and the efforts are not duplicated. The School district would move ahead with the improvements if Blackford Development does not get approval

- The BOS considered and supported this proposal
- Light-Heigel contacted Penn Dot with this proposal, which they also supported
- Penn Dot recommended a meeting with all the applicable parties to coordinate and accomplish this plan

Ms. Sowers asked if the parking spaces in the commercial development meet the ordinance of excess parking. Mr. Heigel answered yes, the number of parking spaces meet the requirements of the excess parking ordinance. He stated that the convenience store requested 52 parking spaces, the retail store requested 91, and the bank requested 32 parking spaces.

Mr. Webber made a suggestion that the LTPC take action and recommended approval of the waiver requests as the issues seem to be very well mapped out and understood.

Ms. Sowers questioned the waiver concerning the emergency spillway and whether the rain garden approach would be able to handle the overflow conveyance. Mr. Webber stated that the ordinance doesn't recognize rain gardens as being different from conventional basins and they do function as an adequate spillway.

Ms. Kelly stated that Light-Heigel did a very good job on their response letter, and she is comfortable with the LTPC taking action.

**Mr. Hendricks made a motion to recommend approval of the three modifications based on Rettew's recommendations and upon the applicant satisfying the justifications and conditions that have been discussed. Ms Sowers seconded the motion. Motion carried for all three modifications.**

**Action Item: LTPC 242:** Ed Stalnecker presented the modifications for the Preliminary/Final Land Development Plan for the Hawthorne Gardens Clubhouse and Booster Pump Station.

1. Mr. Stalnecker stated that the applicant formally requested a waiver of the requirement to process a preliminary plan, (Section 305) and proceed directly to the final plan.
  - Rettew recommended approval of this modification request based upon the justification provided with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township.
  
2. Applicant also requested a waiver of the requirement to provide the names and plan book record numbers for the parcels on the opposite side of the right-of-way (Section 402.04.C) with the justification that the existing adjoining property owners will not be impacted by the proposed improvements.
  - Rettew recommended approval of this waiver based upon the justification provided.

Mr. Stalnecker stated that the client is concerned about possible vandalism of the pump station and therefore would like to keep the lighting levels around the pump station as stated on the original Hawthorne Ridge plan.

- Mr. Daniels stated that he receives a lot of calls from Township residents complaining about lights that shine too brightly on their property. He suggested that shields may be required to focus the lights directly on the pump station.

Mr. Stalnecker stated that the lighting fixtures should not impact the surrounding resident's property, but that he will make a recommendation to the developer that shields will be installed if problems with the lights do occur.

**Ms. Kelly asked if there was a motion to recommend approval of Section 305 – the preliminary plan processing modifications. Melanie LeFevre made a motion to recommend approval of the modification to the BOS and Richard Hendricks seconded the motion.**

**Ms. Kelly asked if there was a motion to recommend approval of the second modification, Sections 402.04.C – waiving the requirement to provide the adjoining names and parcel numbers of the adjoining property owners. Melanie LeFevre made a motion to recommend approval of Section 402.04.C and Angela Sowers seconded the motion.**

**Ms. Kelly stated that both of the motions carried with the contingency that the conditions of Rettew's letter must be met.**

**The LTPC also agreed that there must be a written requirement that the developer will modify and adjust the lighting plan for the booster pump station if there are any future lighting issues.**

**NEW BUSINESS:**

Mr. Daniels stated that a Sketch Plan for New Danville Pike Apartments was submitted and will be reviewed at the July 17, 2012 LTPC meeting.

**OLD BUSINESS: Zoning Ordinance Update**

Mr. Daniels stated that the a few minor changes have been made to the Revised Zoning Ordinance and that it will be presented to the BOS at their July 9, 2012 meeting.

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 announced that Bob Desmarais has resigned from the LTPC, therefore his position as Secretary is open. She asked the LTPC members to consider taking on this position until the end of 2012.

**ADJOURNMENT:**

The meeting adjourned at 8:00 pm.

The next regularly scheduled meeting will be held on Tuesday, July 17, 2012 at 7 p.m. at the Lancaster Township Municipal meeting room.

Sincerely,

Glenn Ebersole  
Pro Tem Secretary

cc: BOS