

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

Meeting Minutes – June 21, 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 May 18, 2011 in the Lancaster Township Municipal Building. The following members were present: Bob Desmarais, Glenn Ebersole, Richard Hendricks, Gordon Reed and Angela Sowers. Melanie LeFevre was excused. Also present: Tom Daniels, Zoning Officer, Rebecca French, Zoning Assistant, Ben Webber, Rettew Engineer, Carroll Ehrhart, of Plan B Landscape Architecture and Consulting, Jim Boyer, David Miller Associates and Dennis Herr of Hogan Herr Wolf III. Kathy Wasong, Board of Supervisor was also present.

APPROVAL OF MINUTES: April 19, 2011

The May 18, 2011 minutes were approved as read; *(Correct meeting date typo)*

PUBLIC PARTICIPATION/COMMENTS: None

SUBDIVISION/LAND DEVELOPMENT PLAN:

LTPC 236: Subdivision and Land Development and Modification Request for the City of Lancaster, Advanced Wastewater Treatment Plan and Grit Removal & Screenings project at 1220 New Danville Pike. Carroll Ehrhart presented the Final Plan. The plant provides wastewater treatment for Lancaster City and immediately surrounding areas and treats a combined flow of stormwater and sewage wastewater. Current capacity limitations allow overflows to the Conestoga River following precipitation events. Improvements are necessary to alleviate the current situation and to comply with more stringent environmental regulations.

The purpose of the grit removal and screenings project is to improve treatment capacity, reduce intensive manual maintenance operations, and increase longevity of the existing facilities and to meet current wastewater treatment standards.

The proposed design incorporates environmental and safety features to ensure that potentially hazardous gasses and associated odors are captured and treated. Qualified personnel will conduct site compliance evaluations at least once a year. A Discharge Monitoring Report (DMR) will be recorded and provided based on the National Pollutant Discharge Elimination System (NPDES) All of the required PA Department of Environmental Protection, PA Fish and Boat Commission, state, local and federal EPA permits have been approved. The project received Special Exception approval from the Lancaster Township Zoning Hearing Board at their January 26, 2010 meeting and re-approved April 26, 2010.

The City of Lancaster has requested modification of the requirement to process a preliminary plan and proceed directly to the final plan, which would include all of the requirements for the preliminary plan. Ben Webber, engineer from Rettew, recommended approval of this waiver based up the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township.

Ms. Kelly asked the members of the LTPC if there was a motion to recommend conditional approval of the modification; Mr. Ebersole recommended conditional approval and Mr. Hendricks seconded the motion. The final plan was accepted per Rettew's letter dated May 27, 2011.

The grit removal and screenings project to the wastewater treatment plant should be completed by December 2012.

LTPC 237: Final Subdivision Plan for Southern Village, Phase IIIA

Jim Boyer of David Miller Associates Inc presented Phase IIIA of Southern Village, Hogan Herr Wolf II Builders. Southern Village is located on the south side of Wabank Road, 1000' East of Millersville Rd, zoned R-3. Phase III involves plans for 22 duplexes and 22 single family units. (44 new single family dwellings) Storm water management will run off into a basin and the quarry. The developer will be responsible for all maintenance and stormwater management until the development is complete.

Discussion ensued with Jim Boyer and Dennis Herr of Hogan Herr Wolf II Builders

- Mr. Desmarais questioned the number of units per acre; the lots show 8 units per acre, but there are 2.9 lots per acre on the Plan cover sheet.
- Compliance with regional Comp Plan
- Pay attention to the burden of the school district budget vs. cost of the number of students and the Township's mileage rate
- Five lots located on a corner with easements for stormwater drainage structures at the rear of the properties
 - May limit the property owner's ability to utilize their back yard and landscaping
- Storm water drainage at the rear of some of the lots should be improved

Ben Webber of Rettew stated that there are still some issues with the stormwater management, and he recommended holding further review. He stated that the plan could be continued on conditional review.

Ms. Newell of the LCPC recommended planting different varieties of trees within the Southern Village development. The plan calls for planting only red maple, and disease could possibly kill all of the trees within the development – if only one species is planted. The LTPC agreed and requested a formal change on the landscaping plan for the development.

Mr. Desmarais recommended conditional plan approval pursuant on June 6, 2011 letter from Rettew; in addition to review of diversity of trees planted in the landscaping, and the review the specific lots that would have lose of use due to stormwater structures or easements. Mr. Reed seconded the motion. Motion carried.

OLD BUSINESS

Zoning Ordinance Update:

Mr. Daniels stated that as he and Mr. Laudien have worked through the revisions of the Township's Zoning Ordinance, they have come up with several points of consideration to discuss with the LTPC.

- Merge Commercial Zoned districts C-1 and C-2 into one – C-1
- Compare the uses with Office Professional and C-1 – almost identical uses...
 - Suggestion – to merge OP with C-1 and call it Local Commercial
 - What are the Permitted Uses and Special Exceptions?
 - Should these uses be Conditional Uses?
- Mr. Hendricks pointed out that OP zoning would not permit a convenience store
- Mr. Desmarais stated that Southern Village has no services close by and the residents must drive to store, medical facilities, etc
 - Causes a traffic problem
- Future development plans should consider this balance of convenience on a case by case basis.
- What is the overall vision?
- Would a tavern be permitted?
- How does the zoning and uses impact the community?
- If combining C-1 and C-2, which uses should be Conditional Use and/or Special Exception?
- In Performance Regulations, look at Special Exception; subject to increasing lot coverage and setbacks.
 - Zoning Hearing Board has final adjudication over Special Exceptions
- What are the filters for criteria for Special Exception? How to differentiate between the two?
- The LTPC specifically added purpose of 'intent section' into the Zoning Ordinances for guidance
- Look into other municipalities zoning ordinance intent sections to see how adjacent Twp are handling Special Exception
- Be consistent with the Regional Comp Plan

When the LTPC has completed the Township's Zoning Ordinance revision process and agrees that the revisions are updated and, the entire Zoning Ordinance will be entered into one comprehensive package and will be sent to the BOS for approval.

Ms. Newell stated that the Lancaster County Planning Commission has a review process in place available for all municipalities in the County. When a municipality's

planning commission is making revisions to their Zoning Ordinances, the LCPC will provide feedback to the planning commission prior to sending the revised Ordinances to their BOS for approval. She suggested that the LTPC take advantage of this process.

ANNOUNCEMENTS

Mr. Hendricks asked about the status of the Chesapeake Bay Foundation Grant.

Ms. Newell stated that the LCPC received the report from the Center for Watershed Protection, but has not yet decided on the locations of the retrofits. Decisions should be made in July.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m. The next scheduled LTPC meeting will be on July 19, 2011 at 7 p.m.

Sincerely,

Bob Desmarais
LTPC Secretary