

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – March 19, 2013

Call to Order

Melissa Kelly, Chair, called to order the regular meeting of the Lancaster Township Planning Commission at 7:00 pm on March 19, 2013 in the Lancaster Township Municipal Building. The following members were present: Glenn Ebersole, Gary Jones, Gordon Reed, and Angela Sowers. Richard Hendricks and Tom Waters were excused. Present from Lancaster Township was Tom Daniels, Zoning Officer, Rebecca French, Planning & Zoning Assistant, and Township Engineer Ben Webber of Rettew. Gwen Newell of the Lancaster County Planning Commission was also present.

Approval of Minutes – January 15, 2013

The January 15, 2013 LTPC meeting minutes were approved upon one correction in the Election of Officers section.

Public Participation/Comments

There was no public participation or comments.

Subdivision/Land Development Plans: None

Old Business: None

New Business: Update Subdivision and Land Development Ordinance (SALDO) and Stormwater Management Ordinance (SWM)

Mr. Webber stated that in the current version of the SALDO, the requirements for subdivision land development plans and stormwater management are all in the same document. He stated that it would be a good idea for Lancaster Township to separate the SWM from the SALDO. A guide will be prepared that will cross reference the SWM with the SALDO

Ms. Kelly stated that the LTPC wants to be involved in the SALDO revisions, and that the Lancaster County Planning Commission has offered to help with the process. She suggested that a committee be formed of LTPC members to review and discuss the SALDO revisions and then report back to the LTPC with their recommendations.

The Department of Environmental Protection (DEP) approved Pennsylvania's Stormwater Management Act 167, (1978) which required counties within watershed areas to prepare a plan update and adopt county-wide regulations to manage land and water use for flood control and storm water management purposes. The goal is to control post-development stormwater runoff rate, volume and quality to prevent additional downstream flooding and protect water resources and their use.

This plan in turn provides municipalities with standards, criteria, and ordinances to regulate and control stormwater. Those Plans regulate stormwater run-off within the municipality's development sites and in industrial facilities.

As part of the MS4 permit requirements, the municipality must amend its SWM regulations. Lancaster Township intends to amend its SWM regulations and adopt a new SWM Ordinance in concert with the effort to separate the SWM regulations from the SALDO. Simultaneously, the new SWM Ordinance will include the requirements set forth in Lancaster County's Act 167 Plan and in the MS4 permit.

Due to increased statewide sentiment and local recognition, Act 167 Plan needs to become a diversified multiple-purpose plan, which should address the full range of hydrologic consequences resulting from development instead of simply focusing on controlling site-specific peak flow, without consideration of tributary timing, flow volume reduction, water quality control and ecological protection.

Mr. Webber stated that when the DEP approves Act 167, the Township will have six months to prepare their SWM for the Environmental Protection Agency's (EPA) approval. He stated that there is a lot of knowledge to learn in order to bring the Township's SWM ordinance up to those regulations. The DEP through Act 167 now wants to be involved with the approval of all waiver requests. He stated that the cost impacts to municipalities will be large.

Mr. Webber stated that when they were updating the Zoning Ordinance (ZO) this past year, he identified definitions and regulations that need to be shifted from ZO into the SALDO. Mr. Webber stated that the purpose of the ZO is for land use, lot density, lot area, lot dimensions, lot coverage, and sometimes there appears to be related regulations that should be in the SALDO. Mr. Webber will follow up with the section on the number of driveways per lot in the Zoning Ordinance and report back to the LTPC

Mr. Webber stated that this meeting is to discuss and figure out the best way to approach revising the SWM ordinances from the SALDO.

- Mr. Ebersole suggested creating an outline for the process
- Create a check list of technical information and data
- Mr. Reed recommended starting with the Table of Contents
- Have Rettew separate out and identify which sections in SALDO should be moved to SWM
- Tighten up the definitions
- Make sure all the ordinances are working well together and reflect the current policies and thinking of LT
- Examine the criteria for regulations
- Identify and track changes
- Keep SALDO updates on the same track as the SWM update
- Amend the SWM to comply with the MS4 and Act 167 requirements
- Prepare Best Management Practice (BMP) for all permits

Gwen Newell stated that there will be a meeting on April 9, 2013 at 10 am with the County's Plan Advisory Committee and the DEP in Rooms 102/104 at 150 N. Queen St. Binns Park Annex, 1st Floor meeting rooms.

Mr. Webber handed out a spreadsheet of the most common modification request for compliance with SALDO to the least section. Each modification request since 2004 was identified and then counted. Mr. Webber said that he would not encourage change in criteria, but he circled several sections of modifications that were repeatedly requested. The spreadsheet did not show the number of modifications that were approved. The thinking behind the spreadsheet was to figure out how much time it takes to determine a modification or waiver and to figure out a way to let the process move through faster.

Mr. Daniels stated that there is usually conversation with the engineers, the Zoning Officer and the developers prior to the plan becoming a subdivision and land development plan. These meetings are documented and the intention is to give the developers clarification of the modifications and waivers process in the SALDO document.

Mr. Webber and Mr. Daniels will create a format with deadlines for the SALDO and SWM process and have a secondary group meet and review the layout.

Announcements:

Mr. Daniels reported that the Zoning Hearing Board approved TREECO/McDonalds request to have its own tax ID.

A new website called E-codes 360 is on-line as a resource of information for the LTPC and Planning and Zoning departments to utilize.

Angela Sowers asked if the Tree Revitalize Program would be pursued and organized for Lancaster Township. She stated that one of the goals would be to teach the residents what trees work best in certain area. She also would like to pursue replacing the trees in Hamilton Park that were cut down do to storm damage.

Adjournment: The meeting was adjourned at 8:35 PM. The next scheduled LTPC meeting is April 16, 2013 at 7 PM.

Respecting submitted,

Angela Sowers
Secretary