

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – May 15, 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: Glenn Ebersole, Richard Hendricks, Melanie LeFevre, Gordon Reed and Angela Sowers. Bob Desmarais was excused. Also present from Lancaster Township: Tom Daniels, Zoning Officer, and Rebecca French, Zoning Assistant. Gwen Newell of the Lancaster County Planning Commission and Ben Webber, Township Engineer were also present. Ed Stalnecker from ARRO Consulting was also present.

APPROVAL OF MINUTES – March 20, 2012

The April 17, 2012 meeting minutes were approved upon the condition of the correction on page two, paragraph five; the motions to recommend approval were for two modifications; the second one – *and to recommend approval of the Lot Add-On Plan*. Also, Ben Webber was added to the Call of Order as an attendee.

PUBLIC PARTICIPATION/COMMENTS: NONE

SUBDIVISION/LAND DEVELOPMENT PLAN

Briefing Item: LTPC 242: Ed Stalnecker presented the Preliminary/Final Land Development Plan for the Hawthorne Gardens Clubhouse and Booster Pump Station. Applicant submitted land development plans for construction of a club house that would serve the residents living in the Hawthorne Garden Apartments. The proposed apartments were reserved to be built on Lot 245, total acreage 9.76, consisting of 124 apartments within the Hawthorne Ridge development subdivision. The first two buildings for the apartments are currently under construction.

The club house will have 2500 square feet in interior space and approximately 1500 square feet of exterior space as a patio. The club house will consist of meeting rooms, restrooms, exercise room, (no showers installed at this time) and an office for apartment management. The proposed community facilities associated with this development will be restricted to the residents of the Hawthorne Gardens Lot 245 development only.

The small pump booster station has already been constructed and is functioning; a requirement by the Lancaster City Sewer Authority in conjunction with fire officials due to the need for adequate volume and water pressure to provide fire protection to the apartment building. He stated that this is a very small building that was needed for safety reasons.

Mr. Stalneckner stated that the applicant formally requested a waiver of the requirement to process a preliminary plan, and proceed directly to the final plan.

Mr. Webber stated that 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.

- Off-street loading area needs to be provided for the club house (§ 705.2, 706)
- Applicant needs to provide additional information demonstrating compliance of the proposed club house with the requirements of the Restricted Open Space for the development. (§ 1804.4.A)

Mr. Webber stated that the clubhouse was part of an original overall plan, and that the ownership of the apartments split from the original owners of the Hawthorne Ridge development and the financial security has been divided. An as-built plan for the existing storm water management basin has never had prepared, and the Township has never signed off on the condition of the basin. Therefore, as-built plan meeting all of the requirements of Section 508 of the Lancaster Township Subdivision, Land Development, and Storm Water Management Ordinance must be submitted prior to final approval of the installed improvements, and prior to dedication of any improvements. An issue that needs to be resolved between both owners of the Hawthorne Ridge development is that both have a tributary flowing into the sediment basin. If the basin is deficient, it would be need to be fixed. The applicant needs to indicate whether the existing storm water management facilities shown on the plans and included in the calculations are “as-built” or “as designed.”

The Lancaster County Planning Commission will discuss the Hawthorne Gardens Clubhouse and Pump Station Land Development Plan at their next meeting on June 19, 2012.

NEW BUSINESS: None

OLD BUSINESS: Zoning Ordinance Update

Mr. Daniels stated that the revised zoning ordinance is still in the review. An electronic (CD) format of the revisions was sent to the adjoining municipalities. LUAB has scheduled this item for comment and review on their agenda for June 7, 2012 meeting.

The solicitors have a copy and a copy is available at the front desk for residents and the revisions are also on the Township's website. Mr. Daniels stated that they would like to advertise the Zoning Ordinance revisions for the Board of Supervisors by their July 9, 2012 meeting. He asked that if the planning commission members have further comments and/or recommendations to bring them to the June 19, 2012 LTPC meeting.

ANNOUNCEMENTS:

The Board of Supervisors approved signage to be posted in Township's Community Park and Hamilton Park that read 'Young Lungs at Play' to deter people from smoking in the parks, especially in and around the playground areas.

ADJOURNMENT:

The meeting adjourned at 8:35 pm.

The next regularly scheduled meeting will be held on Tuesday, June 19, 2012 at 7 p.m. at the Lancaster Township Municipal meeting room.

Sincerely,

Melissa Kelly, Chair LTPC
Pro Tem Secretary

cc: BOS