

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

Meeting Minutes – May 18, 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, Richard Hendricks, Melanie LeFevre, Gordon Reed and Angela Sowers. Also present: Tom Daniels, Zoning Officer, Bill Laudien, Township Manager, Rebecca French, Zoning Assistant, and Mark Lauriello, Township Engineer. Kathy Wasong, Board of Supervisor was also present. Jim Bower, arborist for the Bureau of Parks for the City of Lancaster PA, was also present.

APPROVAL OF MINUTES: April 19, 2011

The April 19, 2011 minutes were approved as read.

PUBLIC PARTICIPATION/COMMENTS: None

SUBDIVISION/LAND DEVELOPMENT PLAN: None

NEW BUSINESS

Petition of the School District of Lancaster to Amend the Zoning Map of the Township of Lancaster

The Petition requests the rezoning of a tract of land currently zoned Residential District (R-3) to Campus/Open Space District (S). The property is located on the east side of Millersville Road and adjacent to Elizabeth Martin Elementary School. The petitioner is also the legal owner of another tract of land directly adjacent to the R-3 property, which is zoned Campus/Open Space. The petitioner desires to expand the Elizabeth Martin Elementary School and utilize the property as part of the School Tract. The rezoning will permit the development of the property consistent with uses in the vicinity of the property.

Mr. Hendricks made a motion to recommend approval of the School District's petition to rezone the R-3 property to Campus/Open Space. Ms. LeFevre seconded the motion. Motion carried to recommend approval by the Board of Supervisor's to amend this tract of land on the Zoning Map of Lancaster Township.

Tree Replacement Program

At the request of the LTPC, Jim Bower, arborist for the Bureau of Parks for the City of Lancaster PA made a presentation of the City's tree replacement program. Mr. Bower's stated that the City of Lancaster formed the Lancaster Shade Tree Commission for several reasons.

- Keeping homes and neighborhoods cooler during the hot season
- Increasing property values
- Beautification
- Lessening air pollution

Mr. Bowers stated that the Shade Tree Commission consists of a small group of citizens who volunteer their time to work with the City Arborist and the Bureau of Parks. The members are appointed by the Mayor and the City Council with the primary goal to promote the healthy maintenance of street trees and to encourage the planting of new trees, when a tree is removed.

Mr. Bower's explained the process for the tree replacement program:

- The program replaces trees in the City that have been removed from the front of the property in the right-of-way zone. The committee has no control over trees in private back yards.
- The program offers 24 varieties of trees for a cost range of \$150.00 to \$225.00
- Every five years the list of trees is modified per disease and insect infestation.
- March 1st is the deadline to order trees to be planted in that year.
- The City resident will pick a tree of their choice, and receive a healthy tree specially selected and professionally grown for planting on city streets.
- Tree will be 8' to 10' tall with a trunk diameter larger than those available in retail stores.
- City workers will prepare a site for the new tree, which involves soil preparation, mulching and staking the tree to ensure it gets off to a good start in life.
- A tree-planting crew from the Parks Department will deliver and plant the new tree, and will provide advice on how to care for the tree.
- The property owner is asked to cover the City's cost for the new tree.
- The property owner takes care of the tree and maintains the tree.
- The City gives the tree its first trim after one year of being planted.
- If the tree dies from natural causes with a year, the tree will be replaced.

Ms Kelly asked the LTPC if they would be interested in forming a tree replacement committee to assist the Township in establishing a tree program. The response was positive. The Tree replacement program will be discussed at future meetings.

Mr. Desmarais stated that the Township should read and utilize the City's Tree Replacement Ordinance from a resource standpoint for the following reasons:

- The City has the infrastructure in place and the system works.
- Consider any legal angles
- Possibly share the services for code enforcement with the city
- Provide the services that ensure the trees are taken care of for the first year
- Trees would be properly maintained
- Promotes regional cooperative

To find more information about the City's tree replacement program visit the City of Lancaster PA's website: [www.co.lancaster.pa.us/lancastercity/public_works/parks and public property/street tree planting](http://www.co.lancaster.pa.us/lancastercity/public_works/parks_and_public_property/street_tree_planting)

OLD BUSINESS

Zoning Ordinance Update:

Mr. Daniels and Mr. Laudien have been finalizing the revisions to the Township's Zoning Ordinance per past reviews and discussion with the LTPC. Each of the LTPC members received a CD with the current zoning ordinance revisions. Mr. Daniels asked the LTPC to please read the Residential (R) sections and communicate any changes or comments via email to him so that their notes and suggestions will become a concrete part of the records. He stated that the (R) sections will be discussed at next month's meeting. Mr. Daniels asked the LTPC to consider the following items when reviewing the final zoning ordinance revisions:

- Definitions
- Commercial Zone – Consider hybrid of C-1 and C-2 z ones
- Parking regulations
- Regulations for storm water management

ANNOUNCEMENTS

Mr. Laudien stated that the Millrace neighborhood's annexation appeal to become part of Pequea Township did not pass the primary vote on May 17th.

Mr. Laudien stated that the LancasterHistory.Org submitted a permit application for construction and renovations. He stated that they have incorporated the green approach into their construction plans and will provide pervious parking for visitors. Mr. Laudien stated that LancasterHistory.Org will be closed during the renovations for approximately 14 months, and in the meantime, the volunteer staff has agreed to assist the Twp with completing the Township's historical property inventory.

Mr. Laudien stated that the Twp will be interviewing three to five different firms for the fire station project.

Mr. Laudien stated that the Planning & Zoning department received two more subdivision development plans; one from the City of Lancaster for the grit screening project on New Danville Pike, and the other from the final phase of Southern Village development.

Ms. Sowers inquired about the Township's request to Lancaster County Planning Commission to obtain data regarding the Township's percentage of pervious to impervious lot coverage. Ms. Newell replied stating that she would look into how the County could assist the Twp in referencing that data information.

- Is data available on County GIS?

Mr. Laudien asked Ms. Sowers about her volunteer work with the clean water consortium. Ms. Sowers stated that she volunteered her services last year to the organization and helped the consortium put together a graphic image to illustrate and describe the stresses in the various sites of the watershed. She stated that her contribution may be used as an educational tool in some of the programs that the clean water consortium offers. Mr. Laudien stated that the consortium received their first grant and their primary project will be focused on the Little Conestoga River. Mr. Desmarais stated that the grant is being motivated as part of the mandates by the federal government to clean up the Chesapeake Bay.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m. The next scheduled LTPC meeting will be on June 21, 2011 at 7 p.m.

Sincerely,

Bob Desmarais
LTPC Secretary