

**LANCASTER TOWNSHIP PLANNING COMMISSION**  
**1240 Maple Avenue**  
**Lancaster PA 17603**

**MEETING MINUTES – May 19, 2010**

The regular meeting of the Lancaster Township Planning Commission was held Wednesday 19, 2010 at the Lancaster Township Municipal Building. The meeting was called to order by the Chair, Melissa Kelly at 7:00 p.m. She led the attendees in the Pledge of Allegiance. The following members were in attendance: Bob Desmarias, Edwina Coder, Richard Hendricks, Melanie LeFevre and Gordon Reed. Nick Jabbour was excused. Also in attendance were Lynn Stauffer, Director of Planning & Zoning, Rebecca French, Planning and Zoning Assistant.

**APPROVAL OF MINUTES – April 20, 2010**

The April 20, 2010 LTPC meeting minutes were approved as submitted.

**PUBLIC PARTICIPATION/COMMENTS**

Chris Venarchick, with RGS Associates, Inc. attended the meeting to update the PC on the Wheatland Presbyterian Church extension project. For the past six months RGS has been gathering feedback received from their prior presentations to the LTPC and dialogue with the Township and neighbors. He stated that they also conducted research on all other known churches within the Township's R-1 Zoning District; four churches that are entirely within the Township and one church that is partially located within the district. A copy of RGS's analysis was distributed to the LTPC. Mr. Venarchick stated that based on the analysis, the existing lot coverage for all five of the churches range from 30% to 59%, which exceeds the permitted lot coverage within the R-1 District. He stated that RGS wanted to present the additional research to the LTPC, as they are aware that the LTPC is still formulating their recommendations on the proposed zoning ordinance updates.

Melissa Kelly responded by thanking Mr. Venarchick for RGS's research and input during the Public Participation of the meeting. She stated that the LTPC is still in the early stages of reviewing the zoning ordinances and they will take into consideration the analysis that RGS submitted.

**SUBDIVISION/LAND DEVELOPMENT PLAN:** None

**NEW BUSINESS:** None

**OLD BUSINESS:**

**Zoning Ordinance Update – Review of Progress**

Lynn Stauffer stated that the previously discussed revisions were made to the original zoning articles and definitions. They were emailed to each LTPC member so they could print out the revised documents in order to make their recommendations at the meeting.

Ms. Stauffer and the LTPC reviewed ARTICLE II – Definitions Section 201 of the Zoning Ordinance. Upon clarifications and discussion the LTPC proposed recommendations to the revisions of the Definitions section. The changes will be updated and emailed to each LTPC member for further review at next month’s meeting.

Ms. Stauffer stated that she received a call from Gail Robinson of CDM, and she wanted to make the LTPC aware that the City of Lancaster is revising their Act 537 Sewage Facilities Plan. A copy can be reviewed at their office.

**Report from Gordon Reed, LTPC Liaison, Lancaster Township Historical Commission**

Mr. Reed stated that the Historical Commission has approved flyers and a poster for his year’s Historical Commission’s Neighborhood Walking Tour, ‘Bausman on Display.’ The posters will be put up at various locations within the Township. The tour is scheduled for June 20, 2010, 1:00 p.m. – 4:00 p.m. The next Historical Commission meeting is Monday, May 24, 2010 at 6:30 PM at the Township office.

**ADJOURNMENT: 8:15 PM**

The next regularly scheduled Lancaster Township Planning Commission meeting will be held on Tuesday, June 15, 2010 at 7 PM

Respected submitted,

Robert Desmarais