

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – May 22, 2013

CALL TO ORDER

Vice Chair, Glenn Ebersole of the Lancaster Township Planning Commission, called to order the regular meeting of the Lancaster Township Planning Commission (LTPC) at 7:00 pm on May 22, 2013 in the Lancaster Township Municipal Building. The following LTPC members were present: Richard Hendricks, Gordon Reed, Angela Sowers and Tom Waters. Melissa Kelly and Gary Jones were excused. Also in attendance were: Tom Daniels, Zoning Officer, Rebecca French, Planning & Zoning Assistant, Ben Webber of Rettew, Sandy Kime of ELA Group, and Nathan Pipitone, Wellington Development Group Inc.

Approval of Minutes – March 19, 2013

The revised March 19, 2013 LTPC meeting minutes were approved. The April 16, 2013 LTPC minutes were approved upon one clarification. The correction has been made and the April 16, 2013 minutes will be resubmitted at the June 18, 2013 meeting for approval.

Public Participation/Comments

There was no public participation or comments.

Subdivision/Land Development Plans:

Briefing Item: Sketch Plan: Charles Road Site – Sidney R Kime Jr. RLA & FASLA of ELA

Nathan Pipitone, of the Wellington Development Group and employed by the Charlan LLC, gave an overview of the proposed project, which is on approximately five (5) acres. He stated that one part of this property is in the City of Lancaster. The proposed plan puts all the buildings in Lancaster Township and the city tract would be used as green space.

The ELA Group, Inc produced two concepts of the proposed project.

- Concept 'A' with 60 dwelling units (DU) and 4 buildings
- Concept 'B' with 60 dwelling units (DU) and 3 buildings

Mr. Pipitone stated that the number of visitor parking spaces for apartments seem excessive. He introduced Mr. Kime of ELA Group Inc.

Mr. Kime presented a drawing of the Charles Road Site, located at the corner of Charles Road and Fremont St. pointing out an existing house that would be torn down.

A Discussion ensued about the size and number of parking spaces

Mr. Kime stated that they are showing 2 ½ spaces per dwelling unit (DU) which is more than enough for parking.

- The site with three buildings and 20 dwellings units per building presents a more efficient larger parking lot
- He stated that the current Zoning Ordinance and the SALDO do not comply with each other; the Zoning Ordinance provides 9' x 20' spaces and the Subdivision Ordinances provides for 10' x 20' spaces
- There will be no assigned parking
- No parking stickers or fees

Mr. Webber stated that the number of required parking spaces is the requested 2.5 spaces per unit, referencing Zoning Ordinance 1303.2 for multi-family dwelling units in an open space development.

Mr. Kime handed out a 65 page document titled 'The Dimensions of Parking,' a study done by the Urban Land Institute and the National Parking Association.

Ms. Newell stated that the county, based on the need to reduce impervious, recommends 9' x 18' minimum spaces with 20' aisles.

Mr. Kime stated that the city has reduced the size of parking spaces to 8.5' x 18'.

Mr. Ebersole stated that there are still a lot of questions relating to parking space dimensions, and the LTPC agreed that they would need to see or do more research related to parking

Mr. Reed stated that he is disappointed that information on the existing trees was not available, and there is a building on the property built in 1887 that deserves attention.

Mr. Hendricks stated he has no problem with smaller parking spaces if three buildings make the project work economically. He stated that it is a good infill project.

Mr. Daniels received comments from Melissa Kelly and brought them to the group for discussion.

Mr. Pipitone stated that the next time they will present an overall plan with a concept that will look nicer and include the considerations that have been discussed.

Mr. Ebersole stated that this discussion was on the agenda as a briefing item and that they will take the comments into account and look forward to the next presentation.

Old Business

Update the Township's SALDO and Stormwater Management Ordinance

Mr. Webber asked the LTPC members to identify what part of SALDO they are interested in, and/or how involved do they want to get with the process.

- Ms. Kelly, via email, is interested in definitions (Article II), plan processing (Article III), information to be on/with plans (Article IV), and design standards (Article VI)
- She also submitted a list of words from SALDO that she recommends should be added to the definitions
- Angie Sowers – water resources; parks and landscaping
- Tom Water – economics
- Mr. Ebersole – transportation; driveway access
- Mr. Reed can provide insert notes from past SALDO revision discussions

New Business: None

Announcements

Mr. Daniels stated that there will be a briefing item for New Danville Apartments at the June 18th LTPC meeting.

Adjournment:

The meeting was adjourned at 8:20 PM. The next scheduled LTPC meeting is Tuesday, June 18, 2013 at 7 PM

Respecting submitted,

Angela Sowers
Secretary