

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – November 16, 2010

The regular meeting of the Lancaster Township Planning Commission was held Tuesday, November 16, 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: Edwina Coder, Melanie LeFevre, and Gordon Reed. Also present, Tom Daniels, Director of Planning & Zoning.

APPROVAL OF MINUTES – August 17, 2010

The October 19, 2010 LTPC minutes were approved as submitted.

PUBLIC PARTICIPATION/COMMENTS: None

SUBDIVISION/LAND DEVELOPMENT PLAN: None

NEW BUSINESS: None

OLD BUSINESS:

Zoning Ordinance Update – Review of Progress

Based on the LTPC Conformity and Non-Conformity Regulations questions that were presented to the Township’s solicitor, Matt Crème, and his response; the LTPC agreed to keep the 12 month timeline in the Non-Conformity Uses regulation.

The LTPC reviewed the recommendations for the ‘Intended Purpose’ paragraph of the Articles in the Zoning Ordinances.

- Create a statement of ‘Intended Purpose’ for each Article of the Zoning Ordinance
- Change prior use of the word ‘Applications’ to ‘Intended Purpose’

Recommendations for ‘Intended Purpose’ Statements:

Article XVII – Landscaping Regulations

Intended Purpose

- To provide requirements for visual and/or physical natural screens for residential, commercial and industrial properties and parking lots within the municipality.

Considering Subdivision Plan Development

- *Need creative ideas for sustainable storm water management that include landscaping strategies such as rain gardens and infiltration systems within the retention basin*

Article XVIII – Performance Regulations

Intended Purpose

- To establish criteria for specific uses and/or activities with the municipality that limits the adverse consequences of those uses and/or activities on adjacent properties.

Article XIX – Supplemental Regulations

Intended Purpose

- To provide clarification to certain activities, uses, limitations and/or exceptions that are not covered in the Zoning District sections of this Ordinance.

Article XX – Conformity and Non-Conformity Regulations

Intended Purpose

- To provide guidance in mitigating processes that exists as “non-conforming” uses under the current ordinance.
- Gordon Reed cited the *City of Lancaster’s ‘Section 045 Historically Significant Structures’* (below) and suggested that Lancaster Township consider implementing a ‘supplemental’ ordinance within the Non-Conforming Regulations regarding the following:
 - *‘Residential Structures: In zoning districts that do not permit single-family dwellings, any historically significant structure originally constructed as a single-family residence may, upon application to the Zoning Officer for a Certificate of Use and Occupancy by the owner or equitable owner of said structure, revert to a single-family residential usage. Further, the owner of the historically significant structure may restore said structure to its original dimension/specifications regardless of the zoning restrictions which prevail in the district in which said structure is located.’*

Article XXI – Administration and Enforcement

Intended Purpose

- To define the process through which the Zoning Ordinance will be administered and enforced within the municipality.

Article XXII – Zoning Hearing Board

Intended Purpose

- To define the process through appeals by property owners to the municipality regarding provisions of the Zoning Ordinance are resolved.

Article XXIII – Amendments

Intended Purpose

- To establish the process through which the Zoning Ordinance is amended.

When the final changes to the Zoning Ordinances are clarified and summarized, and the LTPC approves the changes, the ordinances will be updated and the new zoning ordinances will be presented to the Twp engineer and the Twp solicitors for review. The BOS will review the ordinances and approve them after a public meeting.

ADJOURNMENT: 7:50 PM

The next meeting will be held on Tuesday, December 21, 2010 at 7 PM

Respectfully submitted,

Bob Desmarais