

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – November 20, 2012

CALL TO ORDER

Melissa Kelly, Chair, called to order the regular meeting of the Lancaster Township Planning Commission at 7:00 pm on November 20, 2012 in the Lancaster Township Municipal Building. The following members were present: Richard Hendricks, Gary Jones, Gordon Reed, and Angela Sowers. Glenn Ebersole was excused. Also present from Lancaster Township: Tom Daniels, Zoning Officer, Rebecca French, Planning & Zoning Assistant, and Kathy Wasong, Lancaster Township Board of Supervisors. Rettew representative, Chris Lincoln, was present, as was Merlyn J. Jenkins of Merlyn J. Jenkins & Associates, Caroline Hoffer of Barley Snyder, Craig Smith of RGS Associates, and Brian Cooley of DC Gohn Associates.

Melissa Kelly announced that before the meeting progresses with the agenda items, Tom Daniels would like to make a few statements. Mr. Daniels introduced and welcomed Gary Jones, the newest member of the LTPC. He introduced Chris Lincoln, engineer and representative for Rettew in Ben Webber's absence. Mr. Daniels stated that Chris Lincoln has been briefed with all the information that will be discussed during the evenings meeting.

Mr. Daniels stated that the Agenda for tonight's meeting has been updated and a revised agenda has been provided for the LTPC members. He explained the changes and why.

- The agenda item for LTPC 245 Action Item for Millersville Commons has been removed from the agenda. The request had previously been discussed and recommended for approval to the Board of Supervisors. This item will be on the December 10, 2012 Agenda to the Board of Supervisors.
- LTPC 246: Wheatland Presbyterian Church originally submitted a request for a Lot-Add-On Plan, and upon the engineer's review and recommendation, a meeting was held with Craig Smith of RGS Associates and representatives from Wheatland Presbyterian Church. At the meeting and in agreement with all, the original Lot-Add On Plan has now developed into a Subdivision Land Development Plan process.
- Old Business: Millersville Commons sent in a revised stormwater plan drawing; each LTPC member has a copy at their desk, which will be discussed later in the meeting.
- LTPC 247: New Danville Apartments. After the initial submission to the LTPC, Brian Cooley of DC Gohn Associates requested a meeting with Rettew's Ben Webber in order to clarify some of the information and save time in the process.
- New documentation has been provided for this evenings meeting – to be discussed later in the meeting.

APPROVAL OF MINUTES – July 17, 2012

The July 17, 2012 LTPC minutes were approved with one revision; page 6, first paragraph for the third bulleted item; changing the word should to *could*, so it reads, The Sketch Plan *could* be re-submitted as an action item. Angela Sowers made a motion to approve the July 17, 2012 minutes per revision, and Gordon Reed seconded the motion. Motion carried.

PUBLIC PARTICIPATION/COMMENTS: None

SUBDIVISION LAND DEVELOPMENT PLANS

Briefing Item:

LTPC 240 – Kensington Club of PA LLC – Modification Waiver Request

Caroline Hoffer handed out a recent memorandum submitted by Barley Snyder with their comments in response to Rettew’s review letter regarding the requested modification and waivers. She pointed out an abandoned drive-way that has not been in use for some time and has expanded onto the Heritage Terrace property. The driveway has been slightly relocated onto part of the Heritage Terrace, Kensington Club of PA apartment property so that an easement would not need to be created for such a small piece of land between the two properties.

Waiver of Section 602.7 with respect to Parcel D-2

Ms. Hoffer stated that the primary reason for the update is to request a waiver from having to create an additional right-of-way along Wabank Road and Bean Hill Road on Parcel D-2, which is partially cultivated and partly wooded. Relating to the requested modification, she stated that when the Lot Add-On plan was initially presented it had the proposed right-of-way on it, but the owners are opposed to this. Ms. Hoffer stated that the owner does not wish to provide additional right-of-way for Parcel D-2 since no development is proposed. She asked that the LTPC please consider this waiver which only applies to Parcel D-2.

Zoning

Ms. Hoffer stated that on the original plan it was indicated that in parcel D-2, the residential multi-family was used as the zoning criteria.

- The zoning data will be revised to use the requirements for “All Other Uses” in the R-3 District relating to Parcel D-2.
- The side yard setback for the western quadrant of Parcel D-2 will be revised to the required 50 feet.

Subdivision and Land Development

Ms. Hoffer stated the following as noted in Rettew’s review letter.

- The date, final action, and conditions of modifications and waivers will be added to the plan
- The certificates will be completed
- A Note regarding the fence will be added to the Lot Add-On Plan. The fence can stay, but if it is damaged the fence will be removed.

- A Note regarding an indemnity by the property owner to Lancaster Township for the fence will be added to the Lot Add-On Plan after review by the Township Solicitor.
- Concrete monuments will be provided and shown on the Lot Add-On Plan
- A new deed will be recorded after plan approval with the two tracts identified with a note indicating the tracts are joined

Ms. Hoffer stated that she is hoping that Planning Commission would be able to take action at this evening's meeting to recommend approval of the requested waiver to the Board of Supervisor's. Ms. Kelly asked if it would be okay to recommend approval since this item is identified as a briefing item on the agenda. Mr. Daniels stated that if enough information has been provided for the briefing item, at their discretion the LTPC could take action on a briefing item should the request be made. If the LTPC are all in agreement, it is in the best interest to proceed with a recommendation instead of bringing the item back for a second meeting.

Ms. Kelly asked if anyone cared to make a motion to recommend approval to the Board of Supervisors, based on Rettew's recommendations of the modification and waiver requests and to also recommend approval for the Lot Add-On Plan.

Angela Sowers made a motion that the LTPC recommend approval to the BOS on the requested modifications and waivers to Section 602.07 with respect to Parcel D-2, submitted by Kensington Club of PA, and to accept the Lot Add-On Plan submitted by Kensington Club of PA, based on the recommendations and conditions of Rettew's letter dated November 1, 2012. Richard Hendricks seconded the recommendation. Motion carried.

Briefing Item

LTPC 246 – Lot Add-On Plan and Subdivision Land Development Plan for Wheatland Presbyterian Church; Consolidate two lots into one lot totaling 4.26 acres. Craig Smith of RGS Associates reviewed the plan for consideration on behalf of their client Wheatland Presbyterian Church. He stated that the property consists of two parcels; Lot 1 is a 1.4 acre parcel to the west, which has a house and garage that was previously rented.

Lot 2 consists of 3.26 acres to the east and contains the main church building, a mobile classroom, study center and garage. Mr. Smith stated that the plan proposes to consolidate the two lots into one, totaling 4.26 acres.

- The mobile unit adjacent to the church building will be removed
- The classrooms that were within the mobile unit will be transferred to the house
- The house will be renovated to accommodate classrooms; not used as a residential unit
- A stair tower will be added to the rear of the building
- A walkway reconfiguration is proposed to provide a pedestrian connection from the parking lot to the classroom building

- Building renovations to the gathering area in the main church building are proposed
- A possible addition to the rear that would accommodate restrooms for the existing church building
- Landscaping is proposed around the perimeter on the west side and rear of the property

Discussion Ensued

- Ms. Kelly asked what species of trees are proposed to plant as part of the landscaping
- Mr. Smith said he would check on that and get back to the LTPC
- Ms. Kelly questioned whether the total impervious lot coverage remaining at 35% with the new plan
- Mr. Smith stated that with the removal of part of the driveway, walkway and mobile unit, the coverage will be subtracted from the existing lot coverage by approximately 30%
- Mr. Hendricks asked how often the classrooms would be used, whether during the week or on a daily basis
- Mr. Smith stated that the classrooms would be used primarily on Sunday and perhaps for an occasional evening meetings
- Ms. Kelly stated that the Lancaster County Planning Commission's recommended removal of the Columbia driveway to the house
- Mr. Smith stated that they would rather not eliminate the driveway at this time; it would be used to accommodate the church staff that will have offices in the house

Ms. Kelly asked whether this briefing item could be considered by the LTPC to recommend approval to the Board of Supervisors. The LTPC agreed that they have reviewed enough information to make a recommendation.

Ms. Kelly asked if there was a motion by the LTPC to recommend approval to the BOS regarding the Lot Add-On Plan and the Land Development Plan submitted by Wheatland Presbyterian Church. Richard Hendricks made a motion to recommend that the BOS approve the Lot Add-On Plan and the Land Development Plan for Wheatland Presbyterian Church. Mr. Reed seconded the motion. Motion carried.

Briefing Item

LTPC 247 New Danville Pike Apartments – Additional Final Plan Waiver Requests

Brian Cooley of DC Gohn Associates updated the LTPC on the Final Plan for the New Danville Pike Apartments. He reviewed DC Gohn recent response letter to Rettew's review and comment letter and stated that they are withdrawing two of the following waivers:

1. Article 405 – Feasibility Report on Sewer and Water Facilities
2. Section 603.01.B – Parking Compound Dimensions

Mr. Cooley stated that after reviewing the Township's comment with Rettew that they are requesting additional waivers of the Subdivision and Land Development Ordinance associated with the New Danville Pike Apartments project. He stated that the first waiver request is for:

1. Article IV Section 402.04.D – regarding the requirement of locating items within 200' of the subject tract. The reasoning behind this waiver request is that the plan shows the Lancaster County GIS contours and other significant features which is consistent with what exists today. The existing on site/off site utilities have been surveyed which apply to the design of the site. Based on site observation, there are no existing off site features that would impact the proposed development.
 2. Second waiver request: Article VI Section 603.03 – Curbs and the requested waiver of the requirement of curbing for all parking compounds; Mr. Cooley stated that there are no existing curbing in the existing parking areas. The elimination of curbing of the proposed parking areas is designed to allow water to flow into the proposed stormwater basins, which would eliminate the need for additional stormwater structures. The parking areas will only be used by the residents of the apartment units and occasional visitors.
- Mr. Cooley stated that the wetlands study has been completed; there are no wetlands on the site
 - He sent the Plans to the Emergency Services, Fire Police and Ambulance; the police responded that they didn't have any problems. He is waiting for the Fire and Ambulance Services to respond
 - ADA Requirements: He spoke with the architect; two new units are proposed – four apartments in each building for a total of 8 proposed apartments. Currently there are three existing buildings with a total of 12 apartments so there will be a total of 20 apartments
 - The two new apartments will be called adaptable handicap, which means they are not necessarily going to have handicapped people dwelling in the apartments at this time, but if someone looks at it those apartments, they can be converted for handicap accessible unit. Handicap parking will be provided
 - Regarding the original Penn Dot permit; after speaking with the client and doing some research, Mr. Cooley stated that he could not find a Penn Dot permit. They plan to look at the existing entrance and find out what Penn Dot's criteria is to determine whether they need to do any improvements to the intersection
 - There is no Stop Sign at the intersection at this time
 - Need signs for handicap accessibility
 - All apartments have New Danville Pk addresses
 - The infiltration test was done today; will have results at a later date
 - There is an existing SW basin from Wedgewood Estates, a development built in the 1980's and fronts approximately 60 acres of stormwater. They will be modeling for SWM to the best of their ability; there are some erosion problems and they are looking for options

- Ms. Kelly asked about the two parking spaces across from the entrance access into the parking lot; do they need to be in that location
- Mr. Cooley stated that the existing access drive is about 19 ½ feet wide and the ordinance requirement is 24 to 25 feet. He stated that they spoke to Rettew about this, and are requesting a waiver for the dimensions to remain at 19 ½ feet and one of the conditions for this would be to move the two existing parking spaces
- What is the total impervious coverage of this plan? Mr. Cooley stated that he thought it was around 25%
- Ms. Kelly said that she agrees with Rettew's comment about diversifying the planting of street trees
- Chris Lincoln stated that Rettew will review the two additional modification and waiver requests
- Rettew requested that any major items that could affect this development should be indicated on the plan such as the river, flood plains, street names, underground pipes, etc.
- Need curbing in parking area to separate pedestrian from the parking spaces.
- Mr. Cooley said that any additional curbing could compromise stormwater management
- Mr. Reed commented that curbing provides a degree of protection; wheel stops could be placed in any recreation areas
- Mr. Daniels asked about the traffic impact study; what is the *number*, and who determines what the *number* is
- The Township and Rettew should discuss this question

No recommendation on this briefing item was made at this meeting.

Old Business

Mr. Daniels stated that Blackford Development recently submitted a newly revised stormwater system for the Millersville Commons project. The LTPC members reviewed the drawings that were submitted. The revised stormwater plan that Blackford submitted affects the corner of the new commercial area; and instead of setting an underground structure with pipes to collect and drain the overflow of stormwater in this location; they wanted to create a swale to collect the stormwater.

Ms. Kelly stated her concern regarding this change from the original plans for this project that the LTPC recommended the BOS to approve; they cannot arbitrarily make a change from the original Subdivision and Land Development plan once it is approved. This issue will be discussed at a future LTPC meeting.

Announcements

Ms. Kelly stated that Melanie LeFevre has resigned her position on the LTPC. She asked whether there are any prospective candidates to fill this position. Mr. Daniels stated they have a candidate that they would like to recommend, which will be determined at a future meeting.

Enclosures

Ms. Kelly stated that in past LTPC meetings they have considered the possibility of a tree ordinance that would preserve healthy old growth trees on properties that are being considered for a new subdivision and land development plan.

- What the Township could do to implement an ordinance to preserve mature trees in a development plan; also replace trees that have cut down due to storm damage
- A comment was made that West Cocalico has a tree ordinance
- If a tree ordinance is approved the SALDO must be revised
- The maintenance of old growth trees would be part of the ordinance
- There may be some funding available next year through a grant program that would provide money for trees
- Streams that run through the Township should also be preserved and maintained when property is developed.

The tree ordinance topic will continue to be discussed at future LTPC meetings.

Additional Comments

Ms. Kelly commented that Wheatland Middle School paved a concrete path, which adds to the impervious coverage, when they could have used porous pavement

Ms. Kelly reminded at the next January 2013 LTPC meeting there will be a reorganizational meeting to elect new officers.

Adjournment:

The meeting was adjourned at 8:10 pm. The next LTPC meeting will be on January 15, 2013.

Sincerely,

Glenn Ebersole
Pro Tem Secretary

cc: BOS