

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – October 19, 2010

The regular meeting of the Lancaster Township Planning Commission was held Tuesday, October 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: Edwina Coder, Bob Desmaris, Richard Hendricks, Melanie LeFevre, and Gordon Reed. Also present were Tom Daniels, Director of Planning & Zoning, and Rebecca French, Planning and Zoning Assistant.

APPROVAL OF MINUTES – August 17, 2010

The September 21, 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

The LTPC recommended that each Article of the Township's Zoning Ordinance should open with an intent paragraph using concise language so that the reader can clearly understand the goal of each Article.

Discussion: Article XX: Conformity and Non-Conformity Regulations

After reviewing the Township's Conformity and Non-Conformity regulations, the LTPC determined that the language is not stated clearly and should be revised. The LTPC compared Lancaster Township's Article XX: Conformity and Non-Conformity Regulations with five other Township's Conformity and Non-Conformity Regulations

- East Hempfield's Article 5 – Nonconformities
- Manor Township's Article 5 – Nonconformities
 - Noted comparisons:
 - Allows for an extension of a Non-Conforming Use
 - Allows for reconstruction in the flood plain
- Lancaster City's Article 4 – Nonconforming Lots, Uses and Structures
 - Has a section for Historical Significant Structures for residential structures
 - Ties into some of the discussion along Columbia Ave and E King Street where the zoning was changed to C-1
- West Hempfield's Section 705 – Non-Conforming Use Regulations
 - Damage to Non-Conforming structure is allowed as long as reconstruction starts within six months and it built to the condition it was prior to the damage
 - Repair of damage – no percentage limits

- West Lampeter’s Section 285.67 – Nonconformities
 - The application for a building permit is submitted within 18 months after the date of damage or destruction
 - Work begins within 12 months

The LTPC noted that the ‘Nonconforming Uses’ of the municipalities that were reviewed – all had some kind of:

- Area constrictions
- Timeline
- Created hardship for the property owner – or were -
- Beneficial for the homeowner

Based on the LTPC Conformity and Non-Conformity Regulations discussion, Melissa Kelly requested that the following questions be presented to the Township’s solicitor, Matt Crème, prior to next month’s November 16th meeting to get some feedback in order to close the discussion.

- 1) What is the intent or relevance for having timelines in the Zoning Ordinance as it relates to Article XX, Section 2002, subsections 2002-2, 2002-4, and 2002-5.?
 - 2) What is the intent or relevance of the “vacating” or abandonment in the Zoning Ordinance as it relates to Article XX, Section 2002-2?
 - 3) What is the intent or relevance of the 60% damage constraint of non-conforming building as it relates to rebuilding?
- What is the philosophy behind these restrictions?
 - Why have some townships allowed non-conforming uses to continue?

Bob Desmarais suggested that in order to finalize the revisions to the Zoning Ordinances the LTPC look at each section and determine what they ‘think’ the intent is. Melissa Kelly proposed that the LTPC review each of the Articles in the Zoning Ordinance and make recommendations (in writing) for the ‘Intended Purpose’ paragraph. She asked the LTPC to bring their written suggestions to next month’s November 16th LTPC meeting.

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.

LUAB Update:

Bob Desmarais stated that the Lancaster County Planning Commission opened the LUAB meeting with a discussion for the Growth Opportunity Areas (GOA.) Mr. Desmarais stated that LUAB initiated the dialog by asking the eleven municipalities within the LIMC to disclose what the specific goals are or should be.

A guideline was developed by going through the LIMC’s ‘Growing Together’ Comp Plan and ‘Balance,’ Lancaster County’s comprehensive plan.

The major discussion topics:

- Are the goals germane for how the land should be developed?
- What are the issues?

Suggestions:

1. LUAB would hold public meetings at different locations near each GOA area in the County
2. Develop concepts to get feedback
 - a. Public awareness of the GOAs in their area
 - b. Transportation
 - c. Planned Communities
3. Finalize language
4. Public presentation of cohesive goals

Historical Commission: LTPC Gordon Reed Liaison

- The Annual Preservation Awards were given at the last Historical Commission on September 28th.
- Discussion about the two building in the Fiorentino's
- What is next for another neighborhood tour? Should they wait one year?
- Are there any structures in the Township with historical resource?

ADJOURNMENT: 7:50 PM

The next meeting will be held on Tuesday, November 16, 2010 at 7 PM

Respectfully submitted,

Bob Desmarais