

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 MAPLE Avenue
Lancaster PA 17603

MEETING MINUTES – July 15, 2014

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, July 15, 2014 at the Lancaster Township Municipal Building. The meeting was called to order at 7:00 p.m. by LTPC Chairman, Melissa Kelly, with the following LTPC members in attendance: Angie Sowers, Tom Waters, Gordon Reed, Richard Hendricks, Gary Jones, and Glenn Ebersole. Also in attendance were Tom Daniels, Lancaster Township Zoning Officer, Gretchen Smith, Planning & Zoning Assistant, and Ben Webber, Township Engineer from Rettew Associates. Guests in attendance included Kathy Wasong, Charlotte Katzenmoyer, Jim Sanchez, and Bruce Evans.

Approval of Minutes – June 17, 2014

The June 17, 2014 LTPC meeting minutes were approved.

Public Participation or Comments:

None

SUBDIVISION/LAND DEVELOPMENT PLANS:

LTPC #249

Lancaster City Operations Building Final Land Development Plan- Briefing Item

Ms. Kelly stated that before they went into a presentation about the plan, she had a few observations. The plan is an extensive one with a lot of review comments from Rettew and there were three specific items that should be rectified before the Planning Commission dealt with the plan as a whole.

- 1) Whether or not the proposed use is permitted in the Campus / Open Space district? **(Zoning Comment #1)**
- 2) Whether the fill placed in the floodplain has been done with DEP knowledge and approval? **(Zoning Comment # 2)**
- 3) How does the City plan to address the issue of the Greenway and to clarify what is proposed?
(Zoning Comment 12 & SLD Comments # 22)

Charlotte Katzenmoyer, Director of Public Works for Lancaster City, provided the following background:

Purpose – Thaddeus Stevens wants to expand its campus to the area where the current city parks department operations building is located. The streets and traffic departments are in another building on Fairview Avenue. They have looked at sites in the city and this is the only site they own that is large enough for what they need in order to combine both the parks department with the streets and traffic departments.

Flood Plain - They are trying to use all land which is not in the flood plain.

the county model and not have a distance for site triangles, where stop control devices are provided.

- Double Frontage Lots
 - SALDO will show "greater" versus "lesser," where questioned during last meeting.
 - Mr. Reed asked if double frontage lots will be grandfathered. Mr. Webber said they will be as long a change is not made to the lots, such as a subdivision or land development plan.
- Landscaping and screening
 - Added definitions from the county SALDO
 - All agreed that there should be a requirement for a diversity of trees as per the county model.
- Trees
 - Native plant materials are encouraged to be used in all designs.
 - A reference will be listed to a definition of invasive plants
 - SALDO will tie into the county model for tree and plant specifications/listings
 - Language will be added regarding protection of existing trees
 - Discussion will continue regarding removing and replacing significant trees.

New Business:

None

Adjournment:

The meeting was adjourned at 8:20 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, August 19, 2014 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary