

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 MAPLE Avenue
Lancaster PA 17603

MEETING MINUTES – November 19, 2013

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, November 19, 2013 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: Glenn Ebersole, Richard Hendricks, Gary Jones, Angie Sowers and Tom Waters. Also in attendance were Tom Daniels, Lancaster Township Zoning Officer, Gretchen Smith, Planning & Zoning Assistant, and Ben Webber, Township Engineer from Rettew Associates.

Approval of Minutes – October 15, 2013

The October 15, 2013 LTPC meeting minutes were approved.

Public Participation or Comments:

Paul Rudy of 1346 Fremont Street expressed that he feels there is a lack of need for the Charles Road apartments. He presented data illustrating the number of existing apartment buildings in the area to support his thoughts on why he believes the project is unnecessary.

Matt Kofroth from the Lancaster County Conservation District discussed a grant program for the Little Conestoga Creek Watershed. The grant is available for smaller residential and municipal projects. Mr. Kofroth suggested using the Maple Grove property as an example of a storm water improvement plan. It was agreed that the Township would look into applying for the grant.

SUBDIVISION/LAND DEVELOPMENT PLANS:

LTPC #241 Revised Land Development Plan for Millersville Commons

Waiver of Two (2") Inlet Depressions

A few of the inlets on the site were not built according to the approved plan, which required 2" inlet depressions. The contractor has requested a waiver for these depressions. There was discussion of holding the contractor responsible and not granting the waiver. Township Engineer, Ben Webber of Rettew Associates, noted this regulation regarding depressions, or "sumps," was removed from the draft of the forthcoming Storm Water Management Ordinance and will not be required in the future, unless the Township desires for it to be re-inserted as a regulation. Angie Sowers made a motion, with Tom Waters seconding, and LTPC decided to recommend approval of the waiver. Melissa Kelly dissented.

Old Business:

Storm Water Management Ordinance (SWMO)

Ben Webber provided a draft version of the Storm Water Management Ordinance (SWMO) to LTPC. Discussion ensued about various parts of the SWMO. It was agreed that the Planning Commission will review, ask questions, and discuss the draft at the December LTPC meeting, and have their comments available for the January LTPC meeting.

Mr. Webber pointed out some of the important changes for the Planning Commission to review. May 7, 2014, is the deadline for the Township to adopt the SWMO. A target date of March 2014 has been set for presentation of the revised SWMO to the Board of Supervisors.

New Business:

Adjournment:

The meeting was adjourned at 8:30 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, December 17, 2013 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary