

**LANCASTER TOWNSHIP PLANNING COMMISSION**  
**1240 MAPLE Avenue**  
**Lancaster PA 17603**

**MEETING MINUTES – November 18, 2014**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, November 18, 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: 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, Ben Webber, Township Engineer from Rettew Associates, and Kathy Wasong, Township Supervisor.

**Approval of Minutes – October 21, 2014**

The October 21, 2014 LTPC meeting minutes were approved.

**Public Participation or Comments:**

None

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC #250 – 630 N. School Ln. Final Subdivision Plan – Briefing Item**
  - Tom Matteson of Diehm & Sons presented the proposed subdivision plan. Two lots were previously joined to create one property. The applicant is proposing to subdivide them back into two lots.
  - Discussion ensued regarding the plan waiver requests. Mr. Matteson explained that in lieu of street widening the applicant is offering to pay an estimated amount (\$2,206.60) to allow the Township to widen the road along the frontage of the new lot in the future. Alternative conditions for approval of the waivers was discussed. Mr. Matteson explained that requiring road widening, curb, and sidewalk improvements along the entire existing tract's frontage would be financially unfeasible for the scope of this subdivision, which creates only one new dwelling.
  - Discussion continued and some concern was expressed over removal of the existing trees along the new lot frontage. Mr. Matteson proposed he would make changes to the plan per Mr. Webber's review comments and come back for the December LTPC meeting. The Planning Commission agreed.

**Old Business:**

- **Non-Land Development Planning Commission Projects for 2015**
  - Discussion continued regarding the official map.
  - Mr. Webber suggested looking at the comprehensive plan over the next few meetings to see if it needs to be revised or if there are items in it which need to be implemented.
  
- A revised Storm Water Management (non-exemptions) map was handed out. Discussion ensued on the changes that have been made to the map and what they mean.

**New Business:**

None

**Adjournment:**

The meeting was adjourned at 8:10 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, December 16, 2014 at 7:00 p.m.

Respectfully submitted,



Angie Sowers  
Secretary