

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 MAPLE Avenue
Lancaster PA 17603

MEETING MINUTES – September 16, 2014

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, September 16, 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, Bill Laudien, Township Manager, Patrice Allen, Administrative Assistant, and Ben Webber, Township Engineer from Rettew Associates.

Approval of Minutes – August 19, 2014

The August 19, 2014 LTPC meeting minutes were approved.

Public Participation or Comments:

None

SUBDIVISION/LAND DEVELOPMENT PLANS:

None

Old Business:

SALDO Updates

Ben Webber continued to lead the Planning Commission in a discussion regarding proposed changes to the SALDO.

The following subjects were discussed:

- Protection of existing trees (follow-up)
 - Mr. Webber provided a definition of "Significant Tree" and draft language regarding the requirements for how trees should be replaced.
 - Suggested SALDO language was to "...provide an equivalent cross-sectional area, in a manner acceptable to the Township."
 - Mr. Webber recommends revising the language requiring the developer to "...provide *at least three trees each* with an equivalent cross-sectional area *at maturity*, in a manner acceptable to the Township."
 - Discussion ensued, but ultimately the decision is up to the supervisors.

- Ms. Kelly suggested that a complete list of changes for this project be made available when it is time for it to go before the supervisors.

- Protection of existing wooded areas
 - Mr. Webber pointed out that there does not appear to be any specific regulations in the zoning ordinance with regard to regulations for protection of existing wooded area.
 - Mr. Webber presented draft language to be considered for the "Tree Protection Zone," based on the county model ordinance.
 - Discussion ensued regarding a tree protection zone, and the need for a definition of it.

- Bicycle parking
 - Mr. Webber presented the county model ordinance for "Scooter/Bicycle Parking Facilities," as well as requirements in other SALDOs.
 - Discussion ensued with regard to what the township requirements would be and is this something we want to require, would it be applicable to all nonresidential facilities, would it be tied to the number of parking spaces, and what is the definition of a scooter.
 - All were in agreement that it would be a good thing to have "bicycle" parking.
 - Ms. Kelly recommends the term "scooter" not be used.

- Sidewalk requirements
 - Mr. Webber presented the restated requirements from SALDO 603.02.
 - Discussion ensued regarding planting strips, why there are sidewalks on one side of the road and not the other, and sidewalks that do not connect to anything.
 - All were in agreement that this section will remain as it is currently written.

- Flat fee for Park and Recreation Land, SALDO 609.08
 - Mr. Webber presented a comparison with other Lancaster & Lebanon County municipalities. The township ratio currently used is 0.02 acres for each proposed new dwelling unit. If the developer prefers not to offer or cannot comply with the requirements for that open space, they can enter into an agreement with the township for a fee in-lieu-of the land.
 - Current requirements are not specific on the method of calculating the fee in-lieu-of Park and Recreation Land.
 - We are on the low-end range, and if we wanted to increase it, we would need to do a park and recreation land study.
 - Discussion ensued regarding fair market value, a flat fee, pocket parks, and dedicated park land.
 - Mr. Webber recommends not changing the ratio, but offer a flat fee in the township fee schedule which can be changed from time to time, or indicate an amount in SALDO.
 - Ms. Kelly recommends that a flat fee be set by resolution by approval of the supervisors and not put into the SALDO Ordinance.

- Mr. Webber indicated we are looking at 5 to 6 months before formal adoption of the ordinance.
- **LTPC #249 Lancaster City Operations Building Final Development Plan**
 - The city requested an extension of time, and would like to be in front of the planning commission at the October 21, 2014 meeting.
 - Ms. Kelly indicated that she would like to stick to the two week schedule; in that the planning commission have the city's plans two weeks ahead of the meeting.

New Business:

Stormwater Management Ordinance amendments

Mr. Daniels explained the text amendments to revise the definition of the Environmentally Sensitive Areas approved at the September 15, 2014 board of supervisors meeting.

Zoning Hearing Board updates

Mr. Daniels provided the planning commission with updates on various issues coming in front of the ZHB.

PennDOT Traffic Signal

Mr. Jones asked about a proposed traffic signal. Mr. Laudien explained that the board has requested a traffic study and justification for the signal.

Growth opportunity in the township

Mr. Laudien provided information on the possible growth opportunity of the C-B Tool Company which is interested in expanding their operations in the township along Wabank and Bean Hill Road. It would be a benefit for the township so the parcels are not developed in piece-meal. C-B Tool is also a generator of local jobs for the township. The planning commission indicated they are interested, so Mr. Laudien will move forward to pursue this.

Mr. Laudien also provided a brief review on the development of trails in the township.

Adjournment:

The meeting was adjourned at 8:35 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, October 21, 2014 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

