

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 MAPLE Avenue
Lancaster PA 17603

MEETING MINUTES – January 20, 2015

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, January 20, 2015 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.

Election of Officers

Nominations for new officers were discussed and all agreed to keep the officers as they are currently:

Melissa Kelly, Chair

Glenn Ebersole, Vice Chair

Angela Sowers, Secretary

Approval of Minutes – November 18, 2014

The November 18, 2014 LTPC meeting minutes were approved.

Public Participation or Comments:

None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC #250 – 630 N. School Ln. Final Subdivision Plan – Action Item**
 - Tom Matteson of Diehm & Sons resubmitted the proposed subdivision plan. Two lots were previously joined to create one property. The applicant is proposing to subdivide them back into two lots.
 - Mr. Webber discussed his review comments dated October 31, 2014 and the responses from Diehm & Sons dated January 8, 2015.
 - Mr. Ebersole made a motion to recommend the waiver of SWMO 229-36.3.C(2) and SALDO 236-17.D.4 “Existing Features” for approval to the Board of Supervisors based upon the justification and alternative provided. Ms. Sowers seconded the motion. The motioned was carried unanimously.
 - Mr. Ebersole made a motion to recommend the waiver of SALDO 236-34.B(3) and 236-34.C(2) “Installation of Curb and Sidewalks Along Existing

Streets” for approval to the Board of Supervisors based upon the justification and the proposed \$2,206.60 fee-in-lieu-of-widening. Mr. Waters seconded the motion. The motioned was carried unanimously.

- Mr. Ebersole made a motion to recommend the waiver of SALDO 236-40.E “Street Trees” for approval to the Board of Supervisors based upon the alternative provided. Mr. Jones seconded the motion. The motioned was carried unanimously.
- Mr. Webber is going to meet with the applicant’s engineer to review and concur regarding an open storm water issue.
- Mr. Ebersole made a motion to recommend the plan for approval to the Board of Supervisors contingent upon meeting the requirements of Rettew’s letter dated October 31, 2014. Mr. Jones seconded the motion. The motioned was carried unanimously.

Old Business:

- **Discussion of the Growing Together Regional Comprehensive Plan**

- Mr. Webber reviewed the discussion outline which was handed out at the last meeting and explained the first few chapters of the Growing Together plan.
- Ms. Kelly suggested LTPC members review the Growing Together plan to prepare for next month’s topics.

New Business:

None

Adjournment:

The meeting was adjourned at 7:40 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, February 17, 2015 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary