

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 MAPLE Avenue
Lancaster PA 17603

MEETING MINUTES – May 20, 2015

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Wednesday, May 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, 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 – April 21, 2015

The April 21, 2015 LTPC meeting minutes were approved.

Public Participation or Comments:

None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC#252 – Southern Village Phase IIIB Final Subdivision Plan – Briefing Item**
 - Mr. Bill Swiernik of David Miller/Associates presented the proposed subdivision plan for Southern Village Phase 3B. The plan will include 17 single-family detached homes and 26 semi-detached homes. The plan proposes a decrease of one (1) dwelling unit from the Preliminary Plan to this Final Plan. The revision changes six (6) pairs of semi-detached homes to eleven (11) single family dwellings.
 - Mr. Webber's review notes were discussed and Mr. Swiernik stated he will make the requested changes and come back to the Planning Commission for recommendation.

Old Business:

- None

New Business:

- **Rezone Request from William Roberts for his property at Elm and West Streets**
 - Mr. William Roberts, President of IBS Development Corporation, owns three parking lots at Elm and West Streets. Two are zoned Local Commercial and one is zoned Residential (R-2). He would like to rezone the R-2 lot to Local Commercial (LC) to increase the possible future uses of the property.

- Mr. Webber noted in his commentary that Mr. Roberts has withdrawn his lot add-on request at this time and that a Land Development plan would need to be submitted and approved prior to a building permit application being considered.
- No building plans have been submitted for review, thus the building footprint conversation was strictly hypothetical.
- The Planning Commission acknowledged the withdrawal and asked Mr. Roberts when he thought he might have a building plan submitted? He was not sure but said he wanted to make sure he got the zoning approval first.
- Mr. Barry Brandt, 123 Atkins Ave., owns property which abuts the parking lot in question and expressed concern about how the property could be developed in the future. Mr. Roberts reassured him that if the property is developed in the future, the plan would take the surrounding neighborhood's needs into consideration.
- Mr. Ebersole moved to recommend the plan to the Board of Supervisors for review and approval. Mr. Hendricks seconded the motion and the motion was carried unanimously.
- **LCPC comments for the second draft of the SALDO**
 - Mr. Webber reviewed the suggested changes to the SALDO based on the comments from last month's meeting and notes provided by Gwen Newell of the Lancaster County Planning Commission.
 - Discussion ensued on the necessary information for As-Built plans. Mr. Daniels will discuss this with Township staff and changes to the requirements will be made based on the needs of the Township.

Adjournment:

The meeting was adjourned at 9:00 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, June 16, 2015 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary