

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

**MEETING MINUTES – April 19, 2016**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, April 19, 2016 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, Gordon Reed, Gary Jones, Richard Hendricks, 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; Brad Stewart, Lancaster County Planning Commission (LCPC); Kathy Wasong, Lancaster Township Supervisor; Sal Graziano, Country Meadows; Brent Detter, ELA Group, Inc.; Blaine Markel, James R. Holley & Associates; Tom Porsch and Steve Lisk, Lancaster Country Day School; and two Millersville University students.

**Approval of Minutes – March 15, 2016**

The March 15, 2016 LTPC meeting minutes were approved.

**Public Participation or Comments:**

- None

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC #231 – Country Meadows Stormwater Management Facility Modification Request – Briefing Item**
  - Blaine Markel of James R. Holley Associates presented a modification request to the original plan that was granted approval by the Lancaster Township Board of Supervisors at their February 8, 2010 meeting.
  - The infiltration bed is not dewatering as it should be which is creating aesthetic and maintenance issues.
  - The modification request proposes to install a 3” perforated pipe within the existing infiltration bed which will be directed into Stonemill Plaza’s stormwater runoff discharge area.
  - Mr. Jones questioned if Stonemill Plaza’s stormwater facility will be able to handle the additional water.
    - Mr. Markel explained that Stonemill Plaza’s facility was designed to handle at least as much water as what will be going into it.

- Mr. Hendricks made a motion to recommend approval of Country Meadows' Stormwater Management Facility Modification Request to the Board of Supervisors upon satisfaction of RETTEW's review letter dated March 24, 2016. Mr. Ebersole seconded the motion and the motion was carried unianmously.
  
- **LTPC #255 – Lancaster Country Day School Final Lot Add-On and Land Development Plan – Action Item**
  - Brent Detter of ELA Group, Inc. presented a revised proposed plan based on recommendations from RETTEW's review letter dated March 11, 2016.
  - Discussion ensued on the proposed plan changes.
  - Mr. Ebersole made a motion to recommend approval of the plan modification requests to the Board of Supervisors. Ms. Sowers seconded the motion and the motion was carried unanimously.
  - Mr. Ebersole made a second motion to recommend approval of the Lot Add-On and Land Development Plan upon satisfaction of the comments in RETTEW's review letter dated April 13, 2016 with the exclusion of SALDO Comment #5 in the review letter. Ms. Sowers seconded the motion and the motion was carried unanimously.
  
- **LTPC #257 – Elderwood Senior Living Center Stormwater Management Site Plan – Action Item**
  - Benjamin Craddock of Lancaster Civil Engineering Company presented the revised Stormwater Management Site Plan for Elderwood Senior Living Center, 120 Rider Ave., Lancaster.
    - The plan has been revised per RETTEW's review letter dated March 14, 2016.
  - Ms. Sowers made a motion to recommend approval of the Stormwater Management Site Plan to the Board of Supervisors upon satisfaction of the comments in RETTEW's review letter dated April 12, 2016. Mr. Reed seconded the motion and the motion was carried unanimously.

**Old Business:**

- None

**New Business:**

**Adjournment:**

The meeting was adjourned at 8:55 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, May 17, 2016 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Angie Sowers". The signature is fluid and cursive, with the first name "Angie" written in a larger, more prominent script than the last name "Sowers".

Angie Sowers  
Secretary

