

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – July 19, 2016

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, July 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, 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; Kathy Wasong, Lancaster Township Supervisor; Greg Strausser, Strausser Surveying & Engineering; Jim Sanchez, Sanchez & Associates, Inc.; and other interested parties.

Approval of Minutes – June 21, 2016

The June 21, 2016 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC #258 – Roslyn Mansion, 1035 Marietta Ave., Lot Add-On Plan – Action Item**
 - Mr. Strausser presented a revised proposed lot add-on plan, dated June 23, 2016, for 1035 Marietta Ave.
 - Modifications included the relocation of the proposed property line which will divide the two proposed properties, and a proposed sanitary sewer easement for the carriage house property.
 - Discussion ensued on RETTEW's review letter dated July 7, 2016 and the applicant's requested modifications and waivers.
 - Ms. Kelly stated she is in favor of either recommending the denial or the approval of the waiver requests, not deferring the requests.
 - Mr. Ebersole asked about the limitations if approval is recommended.
 - Mr. Webber stated the only issue would be if someone wanted to develop the property later. The township could deem the improvements necessary if a new land development plan for the property were to be proposed.

- Mr. Ebersole made a motion to recommend approval of the applicant's request for a waiver of Section 602.05.E (Street Construction – Tangential Arc Radius) of the Lancaster Township Subdivision and Land Development Ordinance (SALDO). Mr. Reed seconded the motion. The motion was carried unanimously.
- Mr. Ebersole made a motion to recommend approval of the applicant's request for a waiver of Section 602.01.1.2 (Street Reconstruction to the Centerline) of the Lancaster Township SALDO. Mr. Hendricks seconded the motion. The motion was carried unanimously.
- Mr. Jones made a motion to recommend the denial and deferral of the applicant's request for a waiver of Section 607.06.F (Street Trees) of the Lancaster Township SALDO. Ms. Sowers seconded the motion. The motion was not carried. Mr. Reed, Ms. Kelly, Mr. Hendricks, and Mr. Ebersole opposed the recommendation.
- Mr. Hendricks made a motion to recommend the approval of the applicant's request for a waiver of Section 607.06.F (Street Trees) of the Lancaster Township SALDO. Mr. Reed seconded the motion. The motion was not carried. Mr. Ebersole was in favor of the recommendation. Ms. Sowers, Ms. Kelly, and Mr. Jones opposed the recommendation.
- The Planning Commission chose to make no further recommendation regarding the applicant's request for a waiver of Section 607.06.F (Street Trees) of the Lancaster Township SALDO.
- Mr. Jones made a motion to recommend the approval of the proposed lot add-on plan for 1035 Marietta Ave. subject to the conditions in RETTEW's July 7, 2016 letter. Mr. Ebersole seconded the motion. The motion was carried unanimously.

LTPC #259 – Lancaster City Operations Building Revised Final Land Development Plan- Briefing Item

- Mr. Sanchez presented a revised land development plan for the proposed Lancaster City Operations building on Riverside Ave.
- Ms. Kelly stated the Planning Commission will wait to ask questions until after they have had time to review the plans and RETTEW's review letter.
- Mr. Webber stated he has reviewed all of the information he has received thus far, but the applicant has indicated they have more information which will be provided to him, so his review is not complete.
- Mr. Tony Allen, 13 Parkside Ave., asked about the number of trips per day and the impact this additional vehicles will have on the neighborhood.

- Mr. Webber stated a traffic impact study is required, but has not been submitted yet. These questions will be considered during the review of the traffic impact study.
- The Planning Commission did not take action on this item at this meeting.

- **Old Business:**
- **None**

New Business:

- **None**

Adjournment:

The meeting was adjourned at 8:00 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, August 16, 2016 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

