

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 MAPLE Avenue
Lancaster PA 17603

MEETING MINUTES – November 17, 2015

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, November 17, 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, Ben Webber, Township Engineer from Rettew Associates, and Brad Stewart, Lancaster County Planning Commission (LCPC).

Approval of Minutes – October 20, 2015

The October 20, 2015 LTPC meeting minutes were approved.

Public Participation or Comments:

Mr. Stewart announced Dave Royer and Frank Behlau will be retiring from the Lancaster County Planning Commission (LCPC). He also stated that the LCPC is in the process of updating the Lancaster County Comprehensive Plan and provided a handout with information about the update.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC #253 – Lancaster City Operations Building Rezone Request – Briefing Item**
 - Mr. Neil Albert, solicitor for the City of Lancaster, provided an overview of the proposed project.
 - The City owns two parcels along Riverside Avenue in Lancaster Township (Parcel #3405674000000 and Parcel #3402207900000). They are requesting to change the zoning of one of the parcels (#3405674000000) from Campus/Open Space (S) to Industrial (I). The other parcel (#3402207900000) will remain Campus/Open Space (S).
 - Mr. Reed provided a short summary on the recent history of the property. Conversation ensued as to the reason why the parcel is designated as Campus/Open Space (S). Mr. Webber stated it is designated as such in the LIMC Comprehensive Plan.

- Conversation ensued about the positives and negatives of rezoning only the portion of the property upon which the City wishes to build instead of rezoning the entire property.
- Ms. Sowers asked how this would affect the nearby residential neighborhoods. Mr. Albert stated the parcel they are looking to rezone is not adjacent to residential zoning districts so this project will not affect any residential areas.
- Ms. Kelly asked how the previously submitted plan for this property (LTPC #249) affects the rezone request. Mr. Webber stated that when a new plan is submitted, the Township will need to determine if it is different enough to warrant the creation of a new Land Development Plan. With the number of open items in the original review letter and the new SALDO in place, it is likely a new Land Development Plan will be required.
 - Mr. Webber stated the greenway will remain as a requirement with the rezone and the Township and the City will both be able to accomplish what they want if the property is rezoned to Industrial (I).
- Mr. Reed stated that the City has been placing asphalt from their paving projects in this area for many years and Mr. Webber noted the City will need to show that they have approval for what they have placed there.
- Conversation ensued amongst the Planning Commission as to whether or not they had enough time to make a recommendation for or against this request.
- Ms. Kelly stated that as long as the Township has the information it has requested, the requirements of the ordinance are met, and the questions from Rettew's review are answered, the Rezone Request should be voted upon.
- Mr. Waters made a motion to recommend the City of Lancaster's Rezone Request to the Board of Supervisors as long as it meets the conditions outlined in Rettew's review comments. Mr. Hendricks seconded the motion. The motion carried unanimously.

Old Business:

- None

New Business:

- None

Adjournment:

The meeting was adjourned at 8:08 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, December 15, 2015 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Angie Sowers". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Angie Sowers
Secretary

