

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – October 18, 2016

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, October 18, 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, 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, Lancaster Township Engineer; Kathy Wasong, Lancaster Township Supervisor; Brad Stewart, Lancaster County Planning Commission (LCPC); and other interested parties.

Approval of Minutes – July 19, 2016

The July 19, 2016 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC #260 – Buchanan Elementary, School District of Lancaster – Sketch Plan**
 - David Miller, RETTEW, presented a sketch plan for a proposed new building for Buchanan Elementary School.
 - The proposed building will be located on the south side of Hamilton Park Drive, across the street from Wheatland Middle School.
 - Lisa Helfrich, Atkins Ave., asked why the existing school could not be renovated.
 - Mr. Miller stated the current building is not handicapped accessible and lacks facilities to allow certain programs the district would like to provide.
 - Don Main, Marotta Main Architects, stated that due to the way the current building is constructed, it will be costly to renovate it to meet the needs of the students. The Pennsylvania Department of Education recommended they consider new construction because renovation costs could exceed 60% of the cost for new construction.

- Ms. Sowers asked how this project will be affected by the construction of the City of Lancaster's proposed water tower in Community Park.
 - Mr. Webber stated the school district and the City of Lancaster will need to coordinate the construction of the two projects.
- Ms. Helfrich asked about the impact this project will have on the traffic in the area.
 - Mr. Miller stated a traffic study will be done at a later date which will show the impact on traffic in the area.
- Ms. Sowers asked if the school district is considering any green building concepts.
 - Mr. Miller stated they are considering rain gardens and infiltration areas at this time.
 - In response, Mr. Webber asked if infiltration testing has been done and Mr. Miller stated it has not been done yet and that they will provide the required 24-hour notice to the Township.
- Mr. Jones asked why the school district has chosen this field instead of an area closer to Wheatland Middle School.
 - Discussion ensued on the Planning Commissions concerns about using existing green space verses building on land the school district is already using.
- A revised site plan, modification request letter, and architectural drawings were presented to the Planning Commission. These presentations were not provided to the Township in accordance with Township policy. Mr. Miller agreed to provide copies (both physical and PDF format) of all materials presented to the Planning Commission.
- Discussion ensued on the list of requested modifications from the Lancaster Township Subdivision and Land Development Ordinance, dated October 6, 2016, and revised October 18, 2016.
 - Ms. Sowers made a motion to recommend approval of the applicant's request for a waiver of Section 305 (Preliminary Plan Application). Mr. Hendricks seconded the motion. The motion was carried. Mr. Jones and Mr. Ebersole opposed the recommendation. Ms. Kelly abstained.
 - Mr. Ebersole made a motion to recommend approval of the applicant's request for a waiver of Section 602.01.I.2 (Reconstruction of existing streets for Atkins, Davis, 4th, 5th, and Maple). Mr. Hendricks seconded the motion. The motion was carried. Mr. Jones and Ms. Sowers opposed the recommendation. Ms. Kelly abstained.

- Mr. Ebersole made a motion to recommend approval of the applicant's request for a waiver of Section 603.01.B (Parking facility dimensions). Mr. Reed seconded the motion. The motion carried. Ms. Kelly abstained.
- Discussion ensued on the applicant's request for a waiver of Section 603.02.C (Sidewalk installation along Millersville Pike and Davis Drive). No action was taken.
- Discussion ensued on the applicant's request for a waiver of Section 603.03.B (Curb installation along Millersville Pike). No action was taken.
- Mr. Webber requested discussion on Subdivision and Land Development comment 5 from his review letter dated October 11, 2016.
 - Discussion ensued on the impacts this project will have on the Township's Community Park. It was suggested that the applicant review the park's "Master Site Plan" and consider offering improvements to the park as part of this project.

Old Business:

- None

New Business:

- Mr. Stewart discussed a new layer which will be added to the Lancaster County GIS maps which will allow users to create land use maps which will coincide with the county's updated comprehensive plan.

Adjournment:

The meeting was adjourned at 9:10 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, November 15, 2016 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

