

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – March 16, 2016

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, March 15, 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, 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; Brad Stewart, Lancaster County Planning Commission (LCPC); Kathy Wasong, Lancaster Township Supervisor; Tony Allen, former Lancaster Township Supervisor; Benjamin Perwien and Charlotte Katzenmoyer, City of Lancaster; Brent Detter, ELA Group; Bill Swiernik, David Miller/Associates, Inc.; Dale Kopp and Michael Bingham, ARRO Consulting; Tom Porsch and Steve Lisk, Lancaster Country Day School; and John Suess, 158 Bentley Ln.

Approval of Minutes – January 19, 2016

The January 19, 2016 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC #252 – Southern Village Phase IIIB Final Subdivision Plan – Action Item**
 - Bill Swiernik of David Miller/Associates, Inc. presented the final subdivision plan for Southern Village Phase IIIB and discussed the review comments from RETTEW.
 - Mr. Swiernik requested the Planning Commission recommend the approval of the continuation of 12-foot minimum building separation distances in lieu of the 20-foot minimum required by the ordinance. This separation distance was approved for previous phases of Southern Village.
 - Mr. Webber suggested the Planning Commission add a condition stating the Township will review stormwater management, drainage, and grading for each building permit application related to this project prior to construction. These items are not able to be

detailed on the subdivision plan due to the possible variations in building separation distances.

- Mr. Ebersole made a motion to recommend approval of Southern Village Phase IIIB Final Subdivision Plan to the Board of Supervisors as long as it meets the conditions outlined in RETTEW's review comments.
 - In the same motion mentioned above, Mr. Ebersole also recommended approval of the applicant's request to reduce the building separation for the Phase 3A single family dwellings with the condition that the applicant provides a grading exhibit for those units that will be located closer than 20' to an adjacent unit. Mr. Reed seconded the motion. The motion carried unanimously.
- **LTPC #255 – Lancaster Country Day School Final Lot Add-On and Land Development Plan – Briefing Item**
 - Brent Detter of ELA Group presented a revised proposed plan based on recommendations from RETTEW's review comments and the review comments from the other municipalities affected by the project.
 - The primary change in the area of Lancaster Township that will be affected by this project is the widening of Hillcrest Road and the addition of sidewalks along Hillcrest Road. The applicant is proposing to not install sidewalks along a portion of Hillcrest Road where drainage culverts are present due to the cost of working around the culverts or modifying them.
 - RETTEW has provided additional review comments in a letter dated March 11, 2016. These comments will be addressed and the plan will be resubmitted for a future Planning Commission meeting.
- **LTPC #256 – Lancaster City Water Tower for Community Park Storm Water Management Plan – Action Item**
 - Michael Bingham of Arro Consulting presented the revised plan for the Lancaster City water tower to be located in Community Park.
 - Because many of the Subdivision and Land Development Ordinance (SALDO) requirements are not relevant to this project, the City has requested to waive the Land Development plan review process.
 - An Operation and Management Agreement will be recorded in lieu of a Land Development Plan. The property will be owned by the School District of Lancaster with an agreement stating the City of Lancaster will maintain the water tower and the detention basin which will be installed to control stormwater runoff.
 - Mr. Bingham stated they are waiting for approval from the Department of Environmental Protection (DEP) for the NPDES permit.

- Mr. Ebersole made a motion to recommend approval of the City of Lancaster's request for a waiver of the Land Development process for the Water Tower in Community Park to the Board of Supervisors with conditions as outlined in RETTEW's March 8, 2016 letter. Mr. Waters seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of the City of Lancaster's request for a modification of the requirement (SWMO 229-36.A.2) to provide a profile at a horizontal scale at one inch equals fifty feet (1"=50'). In the alternative, the applicant is proposing to provide a horizontal scale of one inch equals thirty feet (1"=30'). Mr. Waters seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of the City of Lancaster's Storm Water Management Site Plan for the Water Tower for Community Park to the Board of Supervisors. Mr. Waters seconded the motion. The motion carried unanimously.
- **LTPC #257 – Elderwood Senior Living Center Storm Water Management – Briefing Item**
 - Benjamin Craddock of Lancaster Civil Engineering Company, presented the Stormwater Management Site Plan for Elderwood Senior Living Center, 120 Rider Ave., Lancaster.
 - The project involves a significant removal of impervious area and other improvements to the existing parking lot for the facility.
 - RETTEW has provided review comments in a letter dated March 14, 2016. These comments will be addressed and the plan will be resubmitted for a future Planning Commission meeting.

Old Business:

- None

New Business:

- **Floodplain Management Ordinance**
 - Mr. Webber explained the proposed Floodplain Management Ordinance.
 - No comments were made by the Planning Commission.
- **Ordinance to Amend Zoning Ordinance, Subdivision and Land Development Ordinance (SALDO), and Stormwater Management Ordinance**
 - Mr. Webber explained the amendments that would be made to the Zoning Ordinance, Subdivision and Land Development Ordinance (SALDO), and the Stormwater Management Ordinance due to the pending adoption of the proposed Floodplain Management Ordinance.

- Mr. Ebersole made a motion to recommend approval of the Ordinance to Amend the Zoning Ordinance, Subdivision and Land Development Ordinance (SALDO), and Stormwater Management Ordinance to the Board of Supervisors. Ms. Sowers seconded the motion. The motion carried unanimously.

Adjournment:

The meeting was adjourned at 9:00 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, April 19, 2016 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Angie Sowers".

Angie Sowers
Secretary