

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

February 23, 2016

Chairperson John W. Metzger called the meeting to order at 7:00 P.M. The following members were present: John W Metzger, Elizabeth W. Bamford, Peggy D. Hall, and alternate member Joseph P. LoCurto. Also in attendance was Joseph Kenneff, Esq., Zoning Hearing Board Solicitor, Thomas P. Daniels, Zoning Officer, and Cheryl Hansberry, Court Reporter.

MINUTES

On a motion, the minutes from the February 24, 2015 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

NEW BUSINESS

1. The City of Lancaster has applied for a Special Exception of the Lancaster Township Zoning Ordinance (2012) pursuant to Section 1007.1, and a Variance pursuant to Sections 904.2.A.1, 906.1, 1306.1, 1307.3, 1401.1, 1402.1, 1402.3, and 1303.3 for their property on Riverside Avenue (Parcel #340567400000) to allow the construction of a building for the City Streets Department, Parks Department, and other city Departments. Mr. Daniels was sworn in and testified that the notice and publication requirements had been met.

Neil L. Albert, Esq. represented the Applicant and presented the Application. The Application, with its attachments, was made a part of the record. In addition, Mr. Metzger requested that the prior Zoning Board decision concerning this property, dated September 23, 2014, be made part of the record. The City of Lancaster owns the tract of land consisting of approximately 13 acres on which there was a sewage treatment plant up to 1986. The land has been used since then for fill deposits. Only a small pumping station remains. Most of the tract is within the 100-year floodplain. The City would like to develop the tract for a combined usage for the maintenance and repair of its vehicles, storage of equipment and office operations for the Department of Public Works. The City has agreed with the Township's condition to have a continuous Greenway with parking area on the property. In the prior Zoning decision, the Board denied the Applicant's request regarding the interpretation of a "municipal use" and the Township then rezoned the area from Open Space to Industrial. Several variances and a special exception are required.

Mr. James Sanchez, of Sanchez & Associate, Inc., was sworn in and testified. First, a special exception is required to allow a parking area for 6 cars at the trailhead of the Greenway, and to

provide 15 of its required parking spaces in a remote lot in the floodplain. The City is working on the location and size of the trail head parking with the Township and will follow their lead. The other parking will not change the land's contour and will not impact the floodplain.

A variance from Section 904.2.A.1 is needed to allow a 56 foot setback (as opposed to the required 80 feet) in order to allow a sufficient turning radius for the vehicles. The placement of a dumpster for office materials requires a variance from the requirements of Section 906.1. This is needed due to site constraints. In order to provide parking in the front of the facility variances are needed from the requirements of Sections 1306.1 and 1309.3. The front of the property faces an industrial lot and parking cannot be moved to the back without interfering with the turning radius of the City vehicles. The facility will be a series of bays that open in the front and back, allowing vehicles to drive through. Although there will be a 10-foot wide planting strip in front, planting strips and other screening would not be practical due to the tract's contour (Sections 1401.1 and 1402.1). Interior landscaping in the parking lots as required by Section 1402.3 would be more appropriate in retail uses and would take up too much room. Some landscaping will be provided as shown on the diagrams. The Applicant would like the Board to interpret Section 1303.3 which requires one and one-half "visitor spaces" as not relevant. Alternatively, a variance is requested to allow a designation of three of its six excess spaces for visitor parking. There would be only a limited number of visitors, some picking up recycling bins. Finally, the City requests an extension of time under 1904.6.A in order to allow sufficient time for Land Development.

A neighbor, Mr. Joseph Collins, of Riverside Drive, questioned the use of the dumpster and was told that it would be used primarily for office trash only.

Mr. Bruce Evans, the architect for the project, testified that this is a difficult site to develop. He testified in more detail on the types of vehicles that would be parked and serviced within the facility. Approximately 10 percent of the building would be used for office space. There would be no salt storage, no outside storage, no sirens from responding vehicles, and the parking would primarily be used by the 51 employees reporting to work who would be sent out in teams on the City's various types of vehicles. Neighboring properties have expressed support for the project.

Mr. Collins expressed his concern about increased traffic and told of the truck volume and noise during the recent snow storm. In response, it was noted that when the site was developed it would no longer be used as a fill site.

Mr. Metzger moved to continue the matter until the next regularly scheduled meeting, at which time a decision would be rendered. It was suggested that the Applicant provide a FEMA overlay map and a list of suggested conditions. Ms. Bamford seconded and the motion carried unanimously.

ADJOURNMENT

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 8:45 P.M. The next regularly scheduled meeting of the Zoning Hearing Board is on Tuesday, March 22, 2016.

Respectfully submitted,

Peggy D Hall

Peggy D. Hall, Secretary

