

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – June 21, 2016

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, June 21, 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: 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, LCPC; John Jarboe and Randall Wagner, 1035 Marietta Ave.; Marilyn Berger, Berkshire Hathaway; and Greg Strausser, Strausser Surveying & Engineering.

Approval of Minutes – May 17, 2016

The May 17, 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 for 1035 Marietta Ave.
 - Modifications included revisions based on RETTEW's review letter dated May 26, 2016, and the relocation of the proposed property line which will divide the two proposed properties.
 - Discussion ensued on RETTEW's review letter dated May 26, 2016. Highlighted topics included:
 - Comment 1 under the Zoning section of the review letter states this plan supersedes the previously approved Special Exception granted for a Bed and Breakfast use.
 - Mr. Strausser stated the final plan will note that this plan supersedes the Special Exception which was previously granted for a Bed and Breakfast.
 - Comment 4 under the Subdivision and Land Development section of the review letter states a joint access and maintenance

easement agreement addressing ownership and maintenance of the shared driveway needs to be provided.

- Mr. Strausser stated the existing driveway will remain as-is. An easement agreement is being developed and will be recorded with the final plan.
- Comment 5 under the Subdivision and Land Development section of the review letter states new deeds must be recorded for the newly created parcels.
 - Mr. Strausser stated the existing boundary lines will be removed and the proposed property lines will become the new boundary lines upon the creation of the new deeds for the separate parcels.
- A new proposed plan was presented at the meeting. This plan is to be reviewed by the township and RETTEW prior to being commented upon.
- The Planning Commission did not take action on this item at this meeting.
- Due to the additional time required to review the new proposed plan, Mr. Strausser presented a letter granting Lancaster Township an additional ninety (90) days to render a decision.

Old Business:

- None

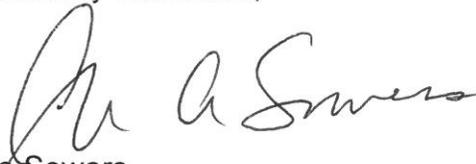
New Business:

- None

Adjournment:

The meeting was adjourned at 8:05 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, July 19, 2016 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary