

**LANCASTER TOWNSHIP PLANNING COMMISSION**  
**1240 Maple Avenue**  
**Lancaster PA 17603**

**MEETING MINUTES – February 21, 2017**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, February 21, 2017 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, Lancaster Township Engineer; and other interested parties.

**Election of Officers**

Nominations for new officers were held. Mr. Jones made a motion to continue with the officers as they are currently. Mr. Ebersole seconded the motion. The motion carried unanimously. The officers for Lancaster Township Planning Commission are as follows:

Melissa Kelly, Chair

Glenn Ebersole, Vice Chair

Angela Sowers, Secretary

**Approval of Minutes – October 18, 2016**

The October 18, 2016 LTPC meeting minutes were approved.

**Public Participation or Comments:**

- None

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC #261– 1103 Ranck Mill Road, Final Land Development Plan – Briefing Item**
  - Cheryl Love, ELA Group, Inc., presented a proposed plan for the property located at 1103 Ranck Mill Road. The applicant is seeking a deferral from Lancaster Township to Lancaster City for this project because only a small portion of the property is located in the Township. The affected area of the Township would involve work to be done on the road, curbing, and sidewalk.
  - The applicant is seeking to continue with Financial Security and inspections from the City of Lancaster.
  - Mr. Reed asked about the location of the sidewalks in the Lancaster Township area of the property.

- Mr. Webber stated sidewalk and crosswalks are being proposed and Ms. Love indicated on the plan where they will be located.
  - Mr. Ebersole made a motion to recommend the approval of the deferral request subject to the conditions in Mr. Webber's review letter, dated January 25, 2017, to the Board of Supervisors. Mr. Reed seconded the motion. The motion carried unanimously.
- **LTPC #262– 110 River Drive, Stormwater Management Site Plan – Briefing Item**
  - David Keener, GD Keener, LLC, presented a Stormwater Management Site Plan for 110 River Drive.
    - Initially, the project entailed the demolition of the existing home and the construction of a new home, which was less than 5000 square feet of land disturbance. The project has since exceeded that amount and now requires a Stormwater Management Site Plan.
    - There will be two rain gardens installed on the property to manage the stormwater runoff related to the proposed improvements. One will be located on the west side of the property and one will be located on the south side of the property. These have not been installed yet.
  - The applicant has requested the following waiver:
    - SWMO 229-46.4.a.4: Minimum Pipe Size of 15" Diameter
      - In lieu of meeting the 15" minimum diameter requirement, the applicant is requesting to use an 8" diameter pipe for the purpose of creating a drain to take water away from the driveway and discharge it into the yard.
  - Mr. Keener stated there are still a few items from Mr. Webber's review letter and the Lancaster County Conservation District's review letter which need to be addressed, but he sees no issues with addressing them.
  - Mr. Ebersole made a motion to recommend the approval of the applicant's request for a waiver of SWMO 229-46.4.a.4 Minimum Pipe Size of 15" Diameter to the Board of Supervisors. Ms. Sowers seconded the motion. The motion carried unanimously.
  - Mr. Ebersole made a motion to recommend the approval of the plan subject to the conditions in Mr. Webber's review letter, dated February 13, 2017, to the Board of Supervisors. Ms. Sowers seconded the motion. The motion carried unanimously.
- **460/470 Conestoga Blvd. Stormwater Management Site Plan Waiver Request – Briefing Item**
  - Mr. Webber explained the applicant is requesting a waiver of the requirement to prepare and provide a Major Stormwater Management Plan per SWMO Section 229-21 (Definitions and criteria for a Minor Land

Disturbance Activity) for 2 lots on Conestoga Blvd. which are currently undeveloped. The applicant is requesting to go through the Minor Land Disturbance Plan process instead.

- A small portion of each lot is located within the floodplain; however, the proposed driveways will be the only site improvements in the floodplain.
- On May 24, 2016, the applicant received Zoning Hearing Board approval of their request for a Special Exception pursuant to Lancaster Township Zoning Ordinance Section 1007.1.A and for variances from the requirements of Sections 1008.2 and 405.1, subject to the conditions enumerated in the written Zoning Hearing Board Decision.
- Mr. Webber stated the submitted plans exceed the requirements for a Minor Land Disturbance Application.
- Ms. Sowers asked how the driveway will be constructed.
  - Mr. Webber stated the driveway will be stone with asphalt at the base of the driveway so the stone does not go into the Right-Of-Way.
- Mr. Ebersole made a motion to recommend the approval of the applicant's request for a waiver of SWMO Section 229-21 Definitions and criteria for a Minor Land Disturbance Activity to the Board of Supervisors. Mr. Reed seconded the motion. The motion carried unanimously.

**Old Business:**

- None

**New Business:**

- None

**Adjournment:**

The meeting was adjourned at 8:10 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, March 21, 2017 at 7:00 p.m.

Respectfully submitted,



Angie Sowers  
Secretary

