LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – April 18, 2017

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, April 18, 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, 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; and other interested parties.

Approval of Minutes – February 21, 2017
The February 21, 2017 LTPC meeting minutes were approved.

Public Participation or Comments:

- **None**

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **None**

STORMWATER MANAGEMENT PLANS:

- **LTPC #263– Young Residence, Homestead Rd, Stormwater Management Site Plan – Briefing Item**
    - Dave Kegerize of Towne Square Engineering presented a proposed Stormwater Management Site Plan for the vacant lot at the corner of Homestead Road and Wilson Drive.
        - The property was subdivided in 2008 and was recently sold. The owner is proposing to build a single family dwelling on the property.
    - There were multiple outstanding items on Mr. Webber's most recent review letter, dated March 30, 2017. Discussion ensued regarding these items.
        - Key discussion items were:
            - The Township's request for an updated site survey plan. The submitted survey was created in 2008 and

the requirements for an existing site plan have changed since that time.
    - The need for the plan to illustrate how utilities will be supplied to the property.
    - Trees on the plan need to be located more accurately due to their potential influence on the proposed site modifications.
- Several Commission members asked what the benefits were to having a new survey created and submitted.
    - Mr. Webber stated there are utilities and environmental features which are now required to be shown on the survey. A portion of these were shown on the previous survey, but it doesn't show the most comprehensive view of what exists in the area. The township should be looking at all of these items and how they could be impacted by the proposed plan.
- Discussion ensued on how to move forward with this project due to the number of items listed on the review letter.
- The applicant submitted a letter requesting a time extension of 60 days for the submission and review of additional information.
- No action was taken on the plan.

Old Business:

- None

New Business:

- None

Adjournment:

The meeting was adjourned at 8:03 p.m. The next regularly scheduled LTPC meeting will be held on Wednesday May 17, 2017 at 7:00 p.m.

Respectfully submitted,

Angie Sowers
Secretary