

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – September 19, 2017

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, September 19, 2017 at the Lancaster Township Municipal Building. The meeting was called to order at 7:00p.m. by LTPC Chairman, Melissa Kelly, with the following LTPC members in attendance: Glenn Ebersole, Gary Jones, Gordon Reed, Richard Hendricks, Tom Waters, and Angie Sowers. Also in attendance were Tom Daniels, Lancaster Township Zoning Officer; Gretchen Smith, Planning & Zoning Assistant; Ben Webber, Lancaster Township Engineer; Kathy Wasong, Lancaster Township Supervisor, and other interested parties.

Approval of Minutes – August 15, 2017

The August 15, 2017 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC #264 – City of Lancaster Operations Center 2017 – Land Development Plan – Discussion Item**
 - Mr. Webber stated that the goal for tonight's meeting was to discuss how the proposed Operations Center will impact traffic on Ranck Mill Road and how traffic will enter and leave the site.
 - Cindy McCormick, City of Lancaster, discussed the traffic plan for the proposed Operations Center including pedestrian traffic and bike lanes.
 - Pedestrians would be accommodated as part of a different project, not the City Operations Center project. Several informational exhibits were presented.
 - The submitted traffic impact study looked at the number of vehicles coming to and leaving the site at different times during the day.
 - In regards to large vehicles accessing the site, Ms. McCormick stated only one tractor trailer per month would be delivering fuel to the fueling station. Ladder trucks for the fire department would also be accessing the Operations Center for maintenance only twice a year.
 - City representatives plan to confirm with the fire department the amount in which they will be accessing the Operations Center and with what types of trucks.

- Discussion ensued on the impact of additional truck traffic on the surrounding roads. Cindy McCormick stated that there would be no impact on the existing parking along Ranck Mill Road.
- Mr. Reed stated he is concerned about the larger vehicles using Ranck Mill Road & North Conestoga Drive between East King Street and Ranck Avenue because the road is very narrow and has a sharp bend that could result in an encroachment of the opposing lane.
 - Charlotte Katzenmoyer, City of Lancaster, stated they will restrict larger vehicles to come to the site from Walnut Street only.
- Mr. Reed stated that Burrowes Elementary School is a transfer hub for school buses.
 - Charlotte Katzenmoyer, City of Lancaster, agreed that this is a congested area and stated they will restrict employee vehicles to come to the site from Walnut Street only.
- Mr. Reed asked where the City plans to dump the snow and ground asphalt they currently dump in the proposed building location. He stated he is concerned that this will also bring large dump trucks to the site.
 - Charlotte Katzenmoyer, City of Lancaster, stated they are still working on this and the location will be determined based on the uses of the properties that will be vacated when the departments move to the new building.
- Mr. Ebersole asked if traffic counts had been taken as part of the Traffic Impact Study.
 - Cindy McCormick, City of Lancaster, agreed to gather that information with tube counters on Ranck Mill Road.
- Mr. Ebersole asked when a final plan will be resubmitted.
 - Ben Craddock, Lancaster Civil Engineering Co., stated he is hoping to have an updated final plan submitted in mid-October.

STORMWATER MANAGEMENT PLANS:

- **LTPC #266 – 212 S. Conestoga Drive – Stormwater Management Site Plan – Briefing Item**
 - Mr. Webber explained the plan and stated he did not feel it was ready for Planning Commission action at this time. There were several items on the review letter that need to be addressed before coming to the Planning Commission. Mr. Webber did not think there would be any issues in addressing these items.

Old Business:

- None

New Business:

- None

Adjournment:

The meeting was adjourned at 8:15 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, October 17, 2017 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

