

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

**MEETING MINUTES – August 15, 2017**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, August 15, 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, Gordon Reed, and Richard Hendricks. 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 – June 20, 2017**

The June 20, 2017 LTPC meeting minutes were approved.

**Public Participation or Comments:**

• **690 Bean Hill Road**

- Carol Auster asked for the status of this property.
  - Mr. Daniels explained that the owners are only harvesting the timber at this time. No land development plan has been submitted to the township.
- Loretta Higgins asked for a time line for the development of this property and stated she is concerned about the number of trees that are being removed.
  - Mr. Daniels explained that the owners have applied for a permit to remove the trees and are upholding the stormwater regulations related to that work. He also stated that without a land development plan, there is no way to provide a time line for additional work that the property owner may be considering.
- Todd Zima asked if the Planning Commission will maintain the integrity of the existing neighborhood around 690 Bean Hill Road.
  - Mr. Daniels reiterated that the township must see a plan before the effect on the neighborhood is discussed.

• **Lancaster City Water Tower at Lancaster Community Park**

- Jim Brener asked about the water tower which was proposed for the Lancaster Community Park. He stated he was informed that the only thing that needs to be done for the project to move forward is for the city to create an agreement with the School District of Lancaster.
  - Mr. Daniels stated the previously submitted plan has expired and a new plan has not been submitted to the township. If the city would

like to move forward with the project, they will need to submit a new application.

- Charlie Humphreville asked if the water tower plan was approved.
  - Mr. Webber stated the previously submitted plan was conditionally approved, but those conditions were not met.

#### **SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC #264 – City of Lancaster Operations Center 2017 – Land Development Plan – Briefing Item**

- Mr. Webber stated that everything for this project is new. Some items that are part of this application might be the same as they were for the previously submitted plan, but those items had to be resubmitted with the new application.
- Ben Craddock, Lancaster Civil Engineering Company, provided details of the changes that have been made to this plan versus the previously submitted plan.
- The changes include:
  - Modifications to the employee parking area. All employee parking will now be located near the proposed building instead of near the trailhead. This leaves parking spaces around the trailhead for trail users.
  - The proposed dumpster location has been moved from the front of the building to the rear of the building.
  - Better circulation around the building for trucks.
  - Walkways around the perimeter of the building which will connect to the trailhead.
  - The stormwater management system will be a bi-retention basin verses the previously proposed system that was to be located under the parking area. This will help alleviate floodplain issues which have been caused by the previous filling in of the floodplain. The basins will add more floodplain volume to offset the fill. FEMA approval is needed for this work and the application is still in the process of being completed.
- No action was taken on this plan.

#### **STORMWATER MANAGEMENT PLANS:**

- **LTPC #265 – 101 Betz Rd – Stormwater Management Site Plan – Briefing Item**

- Mr. Webber discussed the details of the Stormwater Management Site Plan that was submitted for 101 Betz Road. An application was submitted and approved for an addition to the home, but the property owner started additional unapproved site work resulting in a land disturbance over 5000

square feet, which prompted the need for the Stormwater Management Site Plan.

- Mr. Daniels explained that typically during this process, the plan goes to the planning Commission for their review and recommendation and then to the Board of Supervisors for their approval. Work is not to commence on the project until after the Board of Supervisors have granted their approval. However, at the Monday, August 14, 2017 Board of Supervisors meeting the supervisors were asked if it was permissible for the property owner to continue the work pending the Planning Commission's recommendation for approval. The property owner understands that the plan still needs to go to the Board of Supervisors and they could deny it. The plan will go in front of the Board of Supervisors at their meeting on September 11, 2017.
- Mr. Ebersole made a motion to recommend approval of the following three variance requests of the Lancaster Township Stormwater Management Ordinance (SWMO):
  - SWMO Article V: Stormwater Management Standards
  - SWMO Section 229-57: Performance Guarantee
  - SWMO Section 229-61: As-Built Plan
- Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend the approval of the proposed Stormwater Management Site Plan, subject to the conditions in Mr. Webber's review letter, dated August 1, 2017, to the Board of Supervisors. Mr. Hendricks seconded the motion. The motion carried unanimously.

**Old Business:**

- None

**New Business:**

- None

**Adjournment:**

The meeting was adjourned at 8:00 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, September 19, 2017 at 7:00 p.m.

Respectfully submitted,



Angie Sowers  
Secretary

