

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – June 20, 2017

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, June 20, 2017 at the Lancaster Township Municipal Building. The meeting was called to order at 7:15 p.m. by LTPC Chairman, Melissa Kelly, with the following LTPC members in attendance: Glenn Ebersole, Gordon Reed, and Gary Jones. 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 – May 17, 2017

The May 17, 2017 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC #260 – Buchanan Elementary, School District of Lancaster – Sketch Plan**
 - The applicant submitted a revised sketch plan which was received by the township on May 19, 2017.
 - David Miller, RETTEW, presented the updated plan. He stated the new plan is similar to the previously submitted plan, which was presented to the Planning Commission on October 18, 2016, but there are some changes.
 - The changes include:
 - Modifications to the bus pick up and drop off area as well as modifications to the access drive.
 - Parking has been added along Hamilton Park Drive. There will be back-in parking on the Buchanan Elementary side of the street and parallel parking along the Wheatland Middle School side of the street. The plan meets all zoning requirements for parking. The Zoning Ordinance requires 66 parking spaces and the plan contains 88 parking spaces.
 - The depth of the proposed building was reduced by approximately 55 feet and everything has been consolidated closer to Hamilton

- Park Drive. This provides 2 additional acres of green space and keeps the project from negatively affecting the Community Park.
- The plan proposes pedestrian access from Fifth Street.
 - The applicant is also considering pedestrian access through the alley between 630 and 700 South West End Ave as discussed at the October 18, 2016, meeting. Their solicitor is researching the ownership of this alley.
 - The lot line shown on the plan between the school property and the Community Park property has been corrected.
- Mr. Miller stated the proposed plan changes have allowed them to design the school without consideration of the water tower formerly proposed to be built on the Community Park property by the City of Lancaster. The City of Lancaster should be able to supply the water for this school; however, the school district is still in discussions with the City regarding this matter.
 - Mr. Miller also discussed the items in Mr. Webber's May 31, 2017, review letter.
 - Discussion ensued on the waiver requests for SALDO 602.01.I.2 (Reconstruction of Existing Streets) and SALDO 603.02.C (Sidewalk Installation along Existing Streets).
 - Mr. Webber stated because the lot on which the township park is located is not considered part of the project property, the applicant is not responsible for improvements along Millersville Pike; however, the Planning Commission can still recommend sidewalk to be installed along Millersville Pike.
 - Mr. Webber suggested the applicant provide the Planning Commission with a map of the pedestrian access areas and a map of where students will be coming from as part of their Land Development application.
 - Mr. Stewart asked about the safety precautions that will be taken in regards to the proposed walkway from Fifth Street.
 - Mr. Miller stated safety barriers will be provided.
 - Mr. Ebersole asked when the applicant intends to submit a Land Development Plan.
 - Mr. Miller stated they plan to submit a full Land Development Plan in August for the September Planning Commission meeting.

STORMWATER MANAGEMENT PLANS:

- None

Old Business:

LTPC #262– 110 River Drive, Stormwater Management Site Plan

- Mr. Webber stated the property owners for the previously approved Stormwater Management Site Plan at 110 River Drive are proposing new infiltration trenches instead of the basins which were on the original plan. In addition to this, they have also disturbed more earth than what was originally proposed.
- Mr. Webber asked the Planning Commission if they would like to see a revised plan and any proposed changes, or if they would prefer this to be handled by the township staff.
- Ms. Kelly stated if waiver requests come in, those will have to go through the Planning Commission; otherwise, this matter can be handled by township staff.

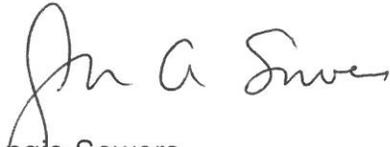
New Business:

- None

Adjournment:

The meeting was adjourned at 8:40p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, July 18, 2017 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

