

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – November 21, 2017

CALL TO ORDER

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

Approval of Minutes – October 17, 2017

The October 17, 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 – Action Item**
 - Mr. Webber explained that the plan has seen a few changes since it was last reviewed, but none of the changes are significant to the scope of the project. A few items of note were:
 - Lancaster Township and the City of Lancaster are currently working with PennDOT to gain ownership of the area known as “River Access Road.” This area is to be turned over to Lancaster Township as a Right-of-Way and then will be vacated, transferring ownership to the adjoining property owner(s).
 - The City of Lancaster is waiting to hear from FEMA regarding their Letter-Of-Map Revision approval.
 - The City of Lancaster will be repaving Riverside Avenue from Ranck Mill Road to the northern terminus of Riverside Avenue and installing curb and sidewalk on the east side of Riverside Avenue to provide pedestrian access from Ranck Mill Road to the Operations Center.
 - Mr. Webber discussed the waivers requested by the applicant and the notes in his November 10, 2017 review letter regarding them.
 - Mr. Ebersole made a motion to recommend approval of the waiver request for Subdivision and Land Development Ordinance

- (SALDO) 305 - Preliminary Plan Application. Mr. Waters seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of the waiver request for Subdivision and Land Development Ordinance (SALDO) 402.02.A – Plan Scale. Mr. Waters seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the waiver request for Subdivision and Land Development Ordinance (SALDO) 602.04.C and 602.4.F – Cul-de-sac length and dead-end prohibition. Mr. Waters seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the waiver request for Subdivision and Land Development Ordinance (SALDO) 602.09.C.5 – Driveway apron surface. Mr. Waters seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the waiver request for Subdivision and Land Development Ordinance (SALDO) 602.9.C.1 – Access drive setback from side property lines. Mr. Waters seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the waiver request for Subdivision and Land Development Ordinance (SALDO) 603.03.A – Curbing along access drives and parking compounds. Mr. Waters seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the waiver request for Stormwater Management Ordinance (SWMO) 229-43.15.E – Township Notification of Infiltration Testing. Mr. Waters seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the waiver request for Stormwater Management Ordinance (SWMO) 229-47.3(e)[3] – Maximum Spillway Width for Facility Depth Less Than Two Feet. Mr. Waters seconded the motion. The motion carried unanimously.
- Mr. Webber stated that comment #5 under the Subdivision and Land Development section of his November 10, 2017 review letter should be disregarded because the Financial Security requested in this comment has been addressed per comment #4 under the Stormwater Management section of the review letter.
 - Mr. Webber noted that under the Subdivision and Land Development section of his review letter comment #6 recommends the Township consider the proposed improvements of trailhead parking as sufficient

improvements to satisfy the requirements related to section 609 of the Subdivision and Land Development Ordinance (SALDO).

- Mr. Webber continued by discussing the Developer's Agreement section of his review letter. He explained that the Developer's Agreement is supplemental to getting all plans signed and recorded.
 - It was debated whether or not this agreement should be sent to the Planning Commission for review. Ultimately, it was determined that the Developer's Agreement will be reviewed by the Township Solicitor before being executed by the Township Supervisors. The Planning Commission felt they did not need to weigh in on the final wording of the document. The plan would be conditional upon a fully executed Developer's Agreement.
 - Charlotte Katzenmoyer, City of Lancaster, stated the city's solicitor is currently drafting a Developer's Agreement based on Mr. Webber's review letter. She also stated that this agreement would be developed as an "Intergovernmental Cooperation Agreement."
- Mr. Ebersole made a motion to recommend conditional approval of the Land Development Plan subject to Mr. Webber's review letter dated November 10, 2017 and the Developer's Agreement including any items deemed necessary by the township solicitor in the Developer's Agreement. Mr. Hendricks seconded the motion. The motion carried unanimously.

STORMWATER MANAGEMENT PLANS:

- None

Old Business:

- None

New Business:

- None

Adjournment:

The meeting was adjourned at 8:05 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, December 19, 2017 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

