

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – April 17, 2018

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, April 17, 2018 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, and Richard Hendricks. 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 – March 20, 2018

The March 20, 2018 LTPC meeting minutes were approved, conditioned upon the following changes:

- Addition of "...for the construction of the school" under the Buchanan Elementary agenda item.
- Addition of "...and approval by the township solicitor" under the 1523 Marietta Avenue agenda item.

Public Participation or Comments:

- **None**

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **None**

STORMWATER MANAGEMENT PLANS:

- **None**

Old Business:

- **None**

New Business:

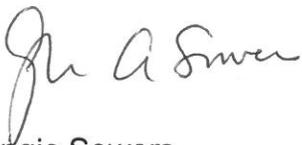
- **Zoning Ordinance Text Amendment – Action Item**
 - Mr. Daniels provided an explanation for the proposed Zoning Text Amendment. It has been determined that the Lancaster Township Zoning Ordinance should be modified to include regulations for Self-Storage Facilities. In addition, it has been determined that Mobile Home Parks should be added to Section 280-903.
 - Mr. Hendricks asked where the information and proposed amendment text came from.

- Mr. Daniels stated it was a joint effort between Mr. Webber and the township solicitor.
 - Mr. Reed questioned the use and definition of “hazardous materials.” It is referenced in the proposed amendment, but it is not defined.
 - Mr. Webber stated he will look into it and see that it is addressed and defined.
 - Mr. Webber stated a change will be made from “storage or” to “storage of” per Ms. Sowers email.
 - Mr. Hendricks questioned why all external storage areas needed to have paved surfaces instead of gravel.
 - Discussion ensued on the need for paved surfaces.
 - Mr. Hendricks questioned the restriction put on the repair, construction, reconstruction, or fabrication of items in the self-storage facilities. He is concerned about vehicles and equipment being stored there long-term and needing minor repairs in order to function after storage.
 - Mr. Hendricks stated he feels there are many revisions that should be made to the proposed amendments prior to the Planning Commission recommending it to the Board of Supervisors. He suggested the revisions be made and sent to the Planning Commission for another review.
 - The Planning Commission unanimously agreed that they would prefer to have revisions made and have another opportunity to discuss the revisions at the May meeting before they recommend the amendments to the Board of Supervisors.
- **Kensington Club Basin Rehabilitation – Township Engineer Presentation**
 - Mr. Webber discussed ongoing issues with the Stormwater Management Basins at the Kensington Club apartment complex.
 - The basins have become overgrown and filled with sediment and debris which need to be removed in order for the basins to function properly. Structural failures have also occurred within the basins.
 - A formal Stormwater Management Site Plan will be presented to the township at next month’s Planning Commission meeting.

Adjournment:

The meeting was adjourned at 8:30 p.m. The next regularly scheduled LTPC meeting will be held on Wednesday, May 16, 2018 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary