

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – March 20, 2018

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, March 20, 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, 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.

Election of Officers:

Mr. Ebersole made a motion to keep the same officers as 2017. Mr. Jones seconded the motion and the motion carried unanimously.

Approval of Minutes – November 21, 2017

The November 21, 2017 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC #260 – School District of Lancaster Buchanan Elementary School – Land Development Plan – Action Item**
 - Mr. David Miller, RETTEW, presented an updated plan for the proposed Buchanan Elementary School.
 - The development area has been condensed due to the change in building orientation and a reduction in parking areas. This allows for approximately two additional acres of undeveloped space.
 - The plan was able to be reworked to fit a private water tank within the building, eliminating the need for the previously proposed water tower, for the construction of the school.
 - The traffic and pedestrian access has been revised and that will be the focus of the remainder of tonight's discussion.
 - Sidewalks will be installed along Millersville Pike and connect to the trail system in the park. Additional sidewalks will be added around the property. There will be 5,000 feet of pedestrian pathways for both student and park use.

- Mr. Jones asked for the status of the previously discussed access points and paper alleys from South West End Avenue.
 - Mr. Miller stated the district is still attempting to obtain ownership information for those areas.
 - Mr. Webber noted the proposed plan does not show anything for the paper alleys; however, we can include stipulations regarding these in the Developer's Agreement.
- Mr. Miller presented a map showing where the students who will be walking to the new school will be coming from; however, the number of students represented was not clear.
 - Mr. Webber requested a new map be created to illustrate exactly how many students will be walking from each area of the map. He stated it is important to know how many pedestrians there will be in order to determine what needs to be provided for in regards to the walking paths.
- Ms. Kelly stated the primary concern should be the pedestrian access immediately around the new building more so than in the surrounding neighborhood.
 - Discussion ensued on the location of the paths in relation to how the students would access the site and concluded with Mr. Webber asking the Planning Commission to determine how far they need/want to enforce pedestrian access including the repairing of sidewalks and adding ADA access ramps at intersections.
- Dennis LaPorte, School District of Lancaster, stated he is concerned about the school district's liability for modifying walkways that could otherwise be the responsibility of the private property owners.
- Mr. Ebersole stated this is not an issue that is easily resolved, but it is his opinion that we should not make the school district responsible for modifying and maintaining property they do not own.
- Discussion shifted from pedestrian access to vehicular access to the site.
- John Schick, RETTEW, stated that they will be adding a left turn lane from Millersville Pike to the access drive.
 - They will also need to adjust the timing of the traffic light at Millersville Pike to compensate for the additional traffic in and out of the access drive. The light timing will still need to work with the timing of the other lights on Millersville Pike.
- Mr. LaPorte stated they are trying to have a minimal impact to the traffic flow on Fifth Street and Atkins Avenue.
- Ms. Kelly asked for the next step in the process.
- Mr. Webber stated he needs to finish his review letter, which will then be discussed at the next meeting.

STORMWATER MANAGEMENT PLANS:

- **LTPC #267 – 1523 Marietta Ave – Stormwater Management Site Plan – Briefing Item**
 - Mr. Webber discussed the details of the Stormwater Management Site Plan that was submitted for the construction of a new house at 1523 Marietta Avenue. The applicant has requested five waivers of the Stormwater Management Ordinance (SWMO) as follows for this plan:
 - SWMO 229-36.4.C(1) – Easement Width
 - SWMO 229-37.2 & 229.57.1 – Financial Security
 - SWMO 229-43.15.E – Township Notification of Infiltration Testing
 - SWMO 229-46.4(a)[4] – Storm Sewer Pipe Diameter
 - SWMO 229-46.11 – Inlets or Manholes at Changes in Pipe Direction
 - Mr. Ebersole made a motion to recommend approval of the waiver request for SWMO 229-36.4.C(1) – Easement Width. Mr. Jones seconded the motion. The motion carried unanimously.
 - Mr. Waters made a motion to recommend approval of the waiver request for SWMO 229-37.2 & 229.57.1 – Financial Security, contingent upon the agreement that the applicant will live in the home and not offer it for sale upon completion of construction and approval by the township solicitor. Mr. Ebersole seconded the motion. The motion carried unanimously.
 - Ms. Sowers made a motion to recommend approval of the waiver request for SWMO 229-43.15.E – Township Notification of Infiltration Testing. Mr. Jones seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the waiver request for SWMO 229-46.4(a)[4] – Storm Sewer Pipe Diameter. Mr. Jones seconded the motion. The motion carried unanimously.
 - Mr. Waters made a motion to recommend approval of the waiver request for SWMO 229-46.11 – Inlets or Manholes at Changes in Pipe Direction. Mr. Ebersole seconded the motion. The motion carried unanimously.
 - Mr. Jones made a motion to recommend approval of the proposed Stormwater Management Site Plan for 1523 Marietta Ave., conditioned upon Mr. Webber's review letter. Mr. Ebersole seconded the motion. The motion carried unanimously.

Old Business:

- None

New Business:

- None

Adjournment:

The meeting was adjourned at 8:45 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, April 17, 2018 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Angie Sowers". The signature is written in black ink and is positioned above the printed name.

Angie Sowers
Secretary