

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – August 21, 2018

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, August 21, 2018 at the Lancaster Township Municipal Building. The meeting was called to order at 7:00p.m. by LTPC Vice-Chairman, Glenn Ebersole, with the following LTPC members in attendance: Gary Jones, Gordon Reed, Angela Sowers, 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 – July 17, 2018

The July 17, 2018 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 273 – UGI Regulator Station – Valley Road and River Drive
Land Development Plan Processing Waiver Request – Briefing Item**
 - Mr. Webber provided an explanation for the project. The regulator system changes the natural gas coming into the area from high pressure to low pressure to be distributed to residential properties. Currently, there is a regulator underground at this location and UGI is proposing to move it above ground for safety reasons.
 - There will be a fence and shrubbery around the site. Vehicles will rarely be accessing the area and it is not a building or a use that will generate traffic.
 - Mr. Webber suggested this project be recommended to the Board of Supervisors for approval based on the justifications provided.
 - Mr. Hendricks made a motion to recommend approval of the proposed Waiver Request for the UGI Regulator Station at Valley Road and River Drive. Mr. Reed seconded the motion. The motion carried unanimously.

STORMWATER MANAGEMENT PLANS:

- **None**

Old Business:

- **None**

New Business:

- **Zoning Ordinance Text Amendment – Action Item**
 - Mr. Webber explained that the existing Zoning Ordinance has language in Section 1615 that has been problematic in the past.
 - The definition of Municipal Uses needs to be better defined. Many entities have claimed to be municipal uses, but they are not, so we want this definition to be clearer.
 - The school district is currently listed as a municipal use, but that will be removed with the proposed amendment.
 - Municipal uses will include Lancaster Township, its municipal authorities, and authorized agents of the township.
 - Section 1615 also contains antiquated language that discusses a process of petitions and hearings to be done through the PUC, but is no longer done. The proposed amendment will remove language regarding the PUC's regulations because these regulations are subject to change.
 - If someone has relief provided by state law, the township will respect that and grant relief as required.
 - This change will also affect the description regarding PUC and municipal uses listed under the Permitted Uses for several of the Zoning Districts. It will now state municipal uses subject to Section 1615 of the Zoning Ordinance will be permitted.
 - Mr. Ebersole asked if the Planning Commission wanted to recommend approval of these proposed changes or only pass on comments to the Board of Supervisors.
 - Mr. Reed suggested recommending approval of the proposed changes because it can affect the projects the Planning Commission works with.
 - Ms. Sowers made a motion to recommend approval of the proposed Zoning Ordinance Text Amendment. Mr. Jones seconded the motion. The motion carried unanimously.

Adjournment:

The meeting was adjourned at 7:30 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, September 18, 2018 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

