

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – July 17, 2018

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, July 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, Tom Waters, 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 – June 19, 2018

The June 19, 2018 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 270 – 690 Bean Hill Road Subdivision Sketch Plan – Briefing Item**
 - Bill Swiernik, David Miller/Associates, Inc., represented Mark Will who has an agreement to purchase and develop the property at 690 Bean Hill Road.
 - Currently, the developer is weighing the options between developing the property as an Open Space Development, which is permitted by right, or a traditional development, which would require Conditional Use approval from the Board of Supervisors.
 - The open space layout would yield 26 single family dwellings and the traditional layout would yield 32 single family dwellings. Both layouts would reflect the character of the surrounding existing single family dwellings.
 - The proposed development would connect to the existing stub roads of North Pier Drive and North Field Drive. Additional stub roads would be created for connections to potential future developments on adjacent properties.
 - Ms. Kelly asked if they plan on keeping the existing trees.
 - Mr. Swiernik stated trees would be added along the streets and in other areas on the properties.
 - Mr. Webber stated his review letter will be provided for the next meeting.
 - The Planning Commission did not take any action on this item at this time.

- **LTPC 271 – 122 City Mill Road – Conditional Use**

- Mr. Daniels provided background information for this project. The township staff determined this is an infill development, which requires Conditional Use approval. Conditional Use projects are to be presented to the Planning Commission for any comment before being presented to the Board of Supervisors. A letter based on the Planning Commission's comments will be presented to the Board of Supervisors (BOS) at the hearing to be held at the next BOS meeting.
- Elvin Engel presented the plan on behalf of his client, Allon Lefever, who is the property owner. Mr. Lefever wishes to build a new 4 unit apartment building on the empty lot at 122 City Mill Road. The new building would match the style of the surrounding multi-unit apartment buildings, which Mr. Lefever also owns.
- The applicant will be requesting a deviation from the Zoning Ordinance that requires 50'-0" side setbacks to 25'-0" setbacks.
 - Ms. Kelly requested the applicant maintain as much green space as possible on the property.
 - The Planning Commission agreed that they would like to see screening along the easterly property line.
- Mr. Webber will incorporate the Planning Commission's comments into his letter to the Board of Supervisors. He stated the next step will be the creation of a Land Development plan; however, he recommended the applicant wait until he has the Conditional Use approval before starting that process.

- **LTPC 272 – Southern Village Phase IV Final Subdivision & Land Development Plan – Briefing Item**

- Bill Swiernik, David Miller/Associates, Inc., presented a proposed plan on behalf of the developer, Hogan, Herr, Wolf II.
- The new phase will be generally consistent with the previous phases in Southern Village.
- The applicant will be requesting to use building separation distances in lieu of setbacks as they have done in previous phases. They will be requesting building separation distances of 12'-0" and installing sprinkler systems in the homes.
- Stormwater management will be done through conveying the water to the nearby quarry.
- Mr. Webber stated he is still working on his review letter and should have it complete for the next meeting.
- No action was taken on this item at this meeting.

STORMWATER MANAGEMENT PLANS:

- None

Old Business:

- None

New Business:

- None

Adjournment:

The meeting was adjourned at 8:25 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, August 21, 2018 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary