

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – June 19, 2018

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, June 19, 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, Gordon Reed, Angela Sowers, 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 – May 16, 2018

The May 16, 2018 LTPC meeting minutes were approved.

Public Participation or Comments:

- Barry Clayton, 27 N. President Ave., stated he has a concern regarding some zoning issues at 47 N. President Ave.
 - Mr. Daniels provided Mr. Clayton with his business card and requested he call during township office hours to discuss the issues. Mr. Clayton agreed to do so.

- Mark Kindle, 43 N. School Ln., stated he had concerns regarding the previously proposed water tower in Community Park.
 - Ms. Kelly stated the Planning Commission is limited on how they can comment because they have not received a new plan for this project.
 - Mr. Kindle requested the township consider making a change to the Zoning Ordinance that would prevent utilities from building anywhere in the township.
 - Mr. Daniels requested Mr. Kindle send him his ideas and he would discuss them with the township staff. Mr. Kindle agreed to do so.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- None

STORMWATER MANAGEMENT PLANS:

- None

Old Business:

- **Zoning Ordinance Text Amendment – Action Item**
 - Mr. Daniels presented a revised draft ordinance including notes based on the Planning Commission's previous discussions.
 - Discussion ensued on the number of parking spaces required for Self-Storage Facilities.
 - Mr. Hendricks suggested lowering the number of required parking spaces from one space per 25 units to one space per 50 units.
 - Mr. Daniels asked for objections to adding Self-Storage Facilities as Special Exception Uses to the General Commercial (GC) and Industrial (I) Zoning Districts. As the draft ordinance is written, Self-Storage Facilities are only being proposed as Special Exception Uses in the Local Commercial (LC) Zoning District.
 - All were in favor of this addition.
 - Mr. Ebersole made a motion to recommend approval of the modified proposed Zoning Ordinance Text Amendment conditioned upon changing the number of required parking spaces from one space per 25 units to one space per 50 units and including Self-Storage Facilities as Special Exception Uses in the General Commercial (GC) and Industrial (I) Zoning Districts. Mr. Hendricks seconded the motion. The motion carried unanimously.

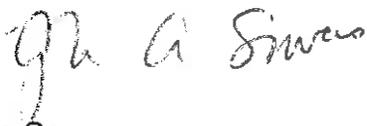
New Business:

- **None**

Adjournment:

The meeting was adjourned at 7:40 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, July 17, 2018 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary