

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – September 18, 2018

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, September 18, 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, 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 – August 21, 2018

The August 21, 2018 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 224 – Conestoga Reserve – Subdivision and Land Development Plan Modification Requests – Action Item**
 - Mr. Daniels stated this item was removed from the agenda per the developer's request.
- **LTPC 270 - 690 Bean Hill Road Subdivision Sketch Plan – Briefing Item Continued from July 17, 2018 LTPC meeting**
 - Mr. Bill Swiernik, David Miller/Associates, Inc., discussed the concept sketch plan in which the developer, WP Partnership, intends on combining two existing lots and subdividing the combined parcel into 31 single family dwelling lots.
 - The applicant intends to propose a conventional residential development and understands they will need to obtain Conditional Use approval for this prior to Preliminary Plan approval.
 - They are currently looking for feedback from the township before moving forward with a formal plan submittal.
 - Discussion ensued regarding the items in Mr. Webber's review letter dated September 11, 2018.
 - The applicant intends to request a deferral of improvements to Bean Hill Road. In the alternative, they intend to propose additional Right-of-Way. Mr. Swiernik stated justification will be provided with the formal application.

- The applicant intends to request a modification of the requirement that cut and fill banks for streets not exceed a steepness of 3:1 slope. They intend to propose using a 2:1 slope. Discussion ensued on the ease of maintenance for 3:1 slope verses a 2:1 slope. Mr. Webber reminded the applicant that the slopes will need to be maintained.
 - The applicant intends to request a modification of the prohibition against dead end streets without a cul-de-sac. They intend to propose the nearby intersection will provide adequate turnaround, and possibly not have the dead end of the section of the road turned over to the township as a dedicated road.
- The existing homes, which are proposed to become Lots 1 and 2, do not and will not meet the current setback regulations. Mr. Webber stated although the homes are existing structures, they should meet the setbacks as outlined in the Zoning Ordinance if the existing lot layouts are changed as proposed.
- Discussion ensued on whether or not the proposed corner lots, Lots 10 and 31, meet the Lot Depth requirements in the Zoning Ordinance. Further discussion regarding this subject will occur between the developer and the township staff.
- Mr. Webber stated the next step in the process will be for the applicant to apply for and receive Conditional Use approval.
- Carol Uster, 678 N. Pier Dr., stated there is a cave on the property north of the proposed development. She is concerned about potential sinkhole issues.
 - Mr. Swiernik stated they will do geologic investigations prior to construction to ensure there aren't any issues under the development site.

STORMWATER MANAGEMENT PLANS:

- None

Old Business:

- None

New Business:

- None

Adjournment:

The meeting was adjourned at 7:44 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, October 16, 2018 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

