

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – November 20, 2018

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, November 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, and Angela 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.

Approval of Minutes – September 18, 2018

The September 18, 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 Request – Action Item**
 - Mr. Webber stated the Land Development Plan for Conestoga Reserve was approved approximately ten years ago and street trees were part of the original plan. These trees are now being installed.
 - The developer has requested a modification of the requirement for street trees and this request is supported by the Home Owners Association (HOA).
 - Mr. Webber stated street trees are not an engineering issue, but it affects the character of the neighborhood. His recommendations were made based on the requirements of the township's Subdivision and Land Development Ordinance (SALDO).
 - Ms. Kelly asked for clarification on the plan that was provided to the LTPC.
 - Mr. Webber stated the plan indicates where trees were installed. Some are still there, some are dying, and some have been removed.
 - Mark Will, JPM Keller LLC, stated the trees that are dying will be replaced by the developer. The request is for approval of the new layout.
 - Ms. Kelly asked why the trees were not installed originally.

- Mr. Will stated he wanted to wait until the end of the project to put them in; however, when they started to install the trees, they were approached by the HOA with this request.
 - Mr. Jones asked if the HOA has regulations about maintaining the landscaping within the development.
 - Mr. Will stated the HOA has regulations stating the properties need to be maintained per the approved plan. The HOA is responsible for maintaining the open spaces. The regulations do not get into lot by lot details.
 - Ms. Razieh Council, 133 Conestoga Woods Road (Lot #4), stated she supports having trees on her lot, but was told she did not need to plant trees in front of her house because the existing trees on the side of her property were sufficient. A tree has since been planted in front of her house.
 - Discussion ensued on the location of the trees at this property and the LTPC was of the opinion that the existing tree on the side of the property can remain, another tree along Milford is needed, and the tree in front of the property is not necessary.
 - Mr. Richard Pabon, 2 Woodlyn Court (Lot #13), stated he does not want any street trees on his property.
 - Mr. Webber stated this property should have two trees along Conestoga Woods Road and one along Woodlyn Ct; however, they are not there.
 - Mr. Will stated he has had conversations with Mr. Pabon who is adamant about not having trees on his property.
 - Discussion ensued on accepting a tree on the corner of the house as a substitute and requiring an additional tree on the Conestoga Woods Road side of the property near the rear property line.
 - Mr. Stephen Carrilio, 8 Woodlyn Court (Lot #16), stated any tree planted along the front of his property would be over a utility line and 10 Woodlyn Court (Lot #17) has the same issue.
 - Mr. Carrilio has already planted a Japanese maple tree in his front yard. Mr. Webber stated this is acceptable.
 - Mr. Webber stated there are ways the trees can be planted closer to the house and suggested finding locations for the required trees that are not as close to the street.
 - Ms. Sowers made a motion to recommend approval of Township Engineer, Ben Webber's, recommended changes to Lots 4, 13, and 17. Mr. Ebersole seconded the motion. The motion carried unanimously.
- **LTPC 274 – Blue Rock Ventures – Sketch Plan – Discussion Item**
 - Mr. Daniels stated this agenda item was withdrawn by the applicant. It will be discussed at a future meeting.

- **LTPC 275 - 690 Bean Hill Road Subdivision Conditional Use – Discussion Item**

- Mr. Bill Swiernik, David Miller/Associates, Inc., presented a Conditional Use Hearing application plan for the property located at 690 Bean Hill Road. The developer, WP Partnership, is seeking to develop the property as a conventional development, versus an open space development, which requires conditional use approval from the Board of Supervisors (BOS).
 - An open space development was considered; however, the developer desires to maintain a density similar to the subdivisions surrounding the proposed project.
- Ms. Sowers asked if the proposed development will have a greater amount of impervious coverage than an open space development.
 - Mr. Swiernik stated it will have more impervious coverage because there will be more dwelling units.
- Ms. Kelly asked Mr. Webber if he had any comments.
- Mr. Webber stated he is very strongly in favor of moving the existing homes located at 686 and 690 Bean Hill Road (proposed Lots #1 and #3, respectively) to prepare for the future expansion of Bean Hill Road.
 - Ms. Kelly asked what happens if the developer refuses to move the homes.
 - Mr. Webber stated conditions regarding the matter can be applied because it is a Conditional Use Hearing.
- Mr. Daniels asked if the reason behind not moving the homes was the cost.
 - Mr. Swiernik stated that is part of the reason.
- Ms. Sowers asked if the developer has looked into the location of the cave which was mentioned at the last meeting.
 - Mr. Swiernik stated he has looked into it and does not feel it will be an issue. The entrance for the cave is approximately 150-feet north of the property line. An evaluation of the site will be done as part of the land development plan.
- Ms. Kelly asked if there were any comments or questions from the audience regarding this plan.
 - Mr. Todd Zima, 675 N. Pier Drive, asked if the retaining wall was part of new plan.
 - Mr. Swiernik stated it will be.
 - Mr. Zima also asked how many additional units there will be over the open space design option.
 - Mr. Swiernik stated there will be five additional dwellings.
- Mr. Webber stated he needs to take comments, not necessarily a recommendation for approval or disapproval, and put them into a letter to the Board of Supervisors (BOS).

- Mr. Ebersole stated his only comment is that he is not in support of forcing someone to move their home unless someone else paid for it entirely. Ms. Kelly agreed.
 - Ms. Sowers asked if the owners of the two existing homes in question are associated with the project.
 - Mr. Swiernik stated the properties are being developed as part of the project. The property owners are equitable owners in the project and are working with the developer.
 - Mr. Will asked what the condition of the other side of the road and if there's a possibility that the ROW could be widened in that direction.
 - Mr. Swiernik stated there is a possibility the ROW could be offset.
 - Mr. Webber stated this will cause a change to the alignment of the road and will require the developer to obtain a greater amount of property from that property owner for the ROW.
 - Mr. Jones asked how far will the ROW be from the house.
 - Mr. Swiernik stated approximately 1-foot. It will be approximately 12-feet from the pavement.
 - Discussion ensued on the speed limit on Bean Hill Road and the concern about the safety of the homes being within the ROW.
 - Ms. Kelly stated she appreciates how the plan is attempting to match the existing properties and does have some open space. She is okay with the conventional development versus the open space development.
 - Mr. Webber confirmed what will be in his letter to the supervisors:
 - There is a lack of agreement for the need to move and rebuild the existing homes on proposed lots #1 and #3.
 - There is a desire to have as much open space as possible, especially along the Conestoga River, but this extension of the character of Windolph landing is appropriate.
- **LTPC 272 - Southern Village Phase 4 Final LD Plan – Discussion Item**
 - Mr. Bill Swiernik, David Miller/Associates, Inc., presented an update on the previously discussed plan. He is working through Mr. Webber's review letter and trying to coordinate several items for the development with the neighbor to the east. He intends to have Mr. Webber's review comments addressed and plans resubmitted for the December LTPC meeting.

STORMWATER MANAGEMENT PLANS:

- None

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, December 18, 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

