

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

1240 Maple Avenue

Lancaster, PA 17603

P: (717) 291-1213; www.twp.lancaster.pa.us

March 11, 2019

6:00PM WORKSHOP AGENDA

- Public Comments
- Presentations: Lafayette Fire Department 2018 Annual Report

Updates:

- Planning & Zoning
- Township Engineer
- Public Works
- Township Manager

7:00PM REGULAR MEETING

- I. Pledge of Allegiance, Call to Order, Roll Call
- II. Public Comment on Agenda Items
- III. Secretary's Report
- IV. Treasurer's Report
- V. Payment of Bills
- VI. Reports
 - A. Lancaster Township Fire Department
 - B. Lafayette Fire Company
 - C. Police
 - D. Recycling Report
 - E. Sewer/Other Reports
- VII. Announcements
 - A. Executive Session to discuss contract to be held after tonight's workshop.
 - B. Trash/Recycling Semi-annual Bills will be put in the mail April 1st, and are due April 30th. Online payment by credit card or check is available on the township website.
 - C. Yard Waste Drop-off Facility opens on Tuesday, April 2nd. Days and hours of operation are Tuesday, Wednesday, Thursday 3:00PM to 7:00PM, and every Saturday 8:00AM to 1:00PM, April 6 through November 23. Users of the facility must enter via the Elm Avenue driveway behind the Giant Store, and exit only via Maple Grove driveway onto Columbia Avenue eastbound. Visit the township website for additional details.
 - D. Street Sweeping on Signed Streets resumes on April 2 and continues the first & third Tuesday and Wednesday of each month. Police will enforce street signs that prohibit parking. No warning notices will be issued. Visit the township website for additional details.
 - E. Yard Waste Curbside Collection begins the week of April 8th. Collection is every other week; ending October 7th.
 - F. Large Appliance/Tire Collection takes place the week of April 15 to 18 on your regular collection day. Each appliance requires a \$12 blue tag; each tire a \$2 purple tag. Tags are purchased at the township office.
 - G. Next Board of Supervisors Meeting: Monday, April 8, 2019, 7:00PM; workshop at 6:00PM, Lancaster Township.

VIII. Old Business

A. LTPC 275 - 690 Bean Hill Road, Written Approval on Conditional Use

The board will act on a request to approve, in writing, WPE Partnership's (herein after "applicant") request for conditional use approval under the terms of Article XX, Section 2001 of the Zoning Ordinance to permit the subdivision of the approximate 15 acres of the Property in the R-2 Zoning District into 31 residential lots in a Conventional Residential Development layout in accord with Section 504.A and subject to Section 1510. This conditional use was verbally approved at the board of supervisors' meeting of February 11, 2019. Conditions are as follows:

1. Applicant is bound by the testimony and evidence presented at the hearing.
2. Specifically, applicant shall include proposed roadway improvements to Bean Hill Road, as shown on applicant's Exhibit # 4, in any land development plan be hereafter submitted to the township for approval.
3. Applicant shall obtain all necessary permits and approvals as required by applicable ordinances and regulations including but not limited to obtaining land development and stormwater management approval and compliance with the building code.
4. Applicant shall develop the property in compliance with and without material deviation from the conditional use conventional residential development plan (Applicant's Exhibit #2) prepared by David Miller/Associates, Inc. dated May 15, 2018, and with all other exhibits and documentation submitted to the board of supervisors as part of the testimony and evidence presented in support of the conditional use application, including but not limited to the character of and layout for the property. Inconsistencies with township ordinances, or changes to proposed improvements which are later determined to be infeasible, shall not be considered approved by this conditional use approval. Any revisions to the plans proposed during the land development plan process to comply with the requirements of any township ordinances or any other governmental permitting, shall not be considered a material deviation provided that such revisions do not change the character and general layout of the property, and such revisions may be approved by the board of supervisors as a part of the land development approval process. Any revisions to the plans proposed during the land development plan process which are determined to be a material deviation by township staff or the board of supervisors will require the submittal of a new conditional use application.

B. Ordinance 2019-01 – Amending Pension Plan

The board will act on a request to adopt Ordinance 2019-01, amending its municipal pension plan administered by the PA Municipal Retirement System, and authorize the Defined Benefit Adoption Agreements.

IX. Planning and Zoning Business

A. LTPC 224 - Conestoga Reserve – Trail Modification Request

The board will act on a request from Mark Will, JPM Keller LLC for a field change request relating to the trails at Conestoga Reserve. The developer is requesting to modify the current trail plan by:

1. Eliminating the requirement for the trail (Leg 1) from the cul-de-sac bulb end of Conestoga Woods Road due to the steepness of the terrain. At their February 19, 2019 meeting the Lancaster Township Planning Commission recommended approval of the request to eliminate Leg 1 of the trail. In his letter dated March 1, 2019, township engineer Ben Webber recommended approval of the request to eliminate Leg 1 of the trail with the condition that all trails be surveyed and depicted on the As-Built Plans.
2. Eliminating the requirement for the trail (Leg 2) from the connection with the cul-de-sac bulb of Woodlyn Court to South Conestoga Drive due to safety and privacy concerns expressed by the HOA. At their February 19, 2019 meeting the Lancaster Township Planning Commission recommended denial of the request to eliminate Leg 2 of the trail. In his letter dated March 1, 2019, township engineer Ben Webber recommended denial of the request to eliminate Leg 2 of the trail stating it would be counter to the purpose and standards of the Open Space Development.

At their February 19, 2019 meeting, the Lancaster Township Planning Commission also recommended denial of the request to eliminate all trails.

- B. LTPC 247 – New Danville Pike Apartments - Final Subdivision and Land Development Plan
The board will act on a request from Peter Miklos, CJPS, LLC to withdraw the New Danville Pike Apartments Final Subdivision and Land Development Plan and release the associated Financial Security. This request was submitted via a letter dated February 9, 2019.
- C. LTPC 257 – Elderwood Stormwater Management Plan – Field Change Request
The board will act on a request from Benjamin Craddock, Lancaster Civil Engineering Company for a field change request at 120 Rider Avenue. At their February 19, 2019 meeting, the Lancaster Township Planning Commission recommended approval of this request. This request was submitted via a letter dated February 6, 2019.
- D. LTPC 278 – Buchanan Elementary School – Final Land Development Plan and Lot Add-On Plan
The board will act on a land development and lot add-on plan, including waiver requests, for Buchanan Elementary School. At their February 19, 2019 meeting, the Lancaster Township Planning Commission recommended conditional approval subject to township engineer Ben Webber’s review letter dated February 13, 2019, and the Lancaster Township Fire Department’s letter dated February 19, 2019.
- E. LTPC 280 – 1120 Columbia Ave (Congregation Degel Israel) Land Development Plan
The board will act on a land development plan, including waiver requests, for Congregation Degel Israel. At their February 19, 2019, meeting, the Lancaster Township Planning Commission recommended conditional approval subject to township engineer Ben Webber’s review letter dated January 24, 2019.

F. LTPC 272 – Southern Village Phase IV Final Subdivision and Land Development Plan
The board will act on a request from the William Swiernik, David Miller/Associates, Inc., on behalf of Hogan Herr Wolf II for an extension of time until June 14, 2019, for the approval of the Final Subdivision and Land Development Plan for Southern Village Phase IV. This request was submitted in a letter dated March 4, 2019.

G. LTPC 271 – 122 City Mill Road Final Land Development Plan
The board will act on a request from Allon Lefever to withdraw the Final Land Development Plan for 122 City Mill Road. This request was submitted in a letter dated March 5, 2019.

H. SWM 18-0239 – Campus of History – Stormwater Management Agreement and Declaration of Easement
The board will act on a request for a Stormwater Management Agreement and Declaration of Easement for SWM 18-0239 “Campus of History,” between Lancaster Township and LancasterHistory.org.

X. New Business

A. Designation of Specific Parking Regulations and Restrictions
The board will act on a request to add the following parking regulations and restrictions, as per Article I, Section 263-4 in Chapter 263 of the Code of Lancaster Township relating to Vehicles and Traffic, for a period of not more than 90 days, to allow for test and experimental determination of the feasibility and desirability of permanent changes relative to traffic and parking.

For the purposes of street sweeping and leaf collection, no person shall park a vehicle upon any of the following added streets or parts of added streets during the days and hours specified below:

1. Chadwick Circle West: 1st and 3rd Thursday, 8AM to 11:45 AM
2. Chadwick Circle East: 1st and 3rd Monday, 8 AM to 11:45 AM
3. Colchester Drive West: 1st and 3rd Thursday, 8 AM to 11:45 AM
4. Colchester Drive East: 1st and 3rd Monday, 8 AM to 11:45 AM
5. Sterling Place, Kentshire, Elmshire, Pennshire, Perthshire, Yorkshire:
Tentative for Monday & Thursday mornings, 8 AM to 11:45 AM (residents will be notified of absolute days/times prior to start)

B. Appointment of Deputy Emergency Management Coordinator
The board will act on a request to appoint Eugene Gallagher III as the Lancaster Township Deputy Emergency Management Coordinator.

XI. Guest Recognition & Participation

XII. Adjournment