

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – February 19, 2019

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, February 19, 2019 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, and Tom Kifolo. Also in attendance were Tom Daniels, Lancaster Township Zoning Officer; Gretchen Smith, Planning & Zoning Assistant; Ben Webber, Lancaster Township Engineer; Bill Laudien, Lancaster Township Manager; and other interested parties.

Approval of Minutes – January 15, 2019

- The January 15, 2019 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 224 – Conestoga Reserve – Modification Request – Briefing Item**
 - Mark Will, JPM Development Group, presented a modification request for Conestoga Reserve.
 - The developer is requesting to modify the current trail plan by eliminating 2 legs of the trail. The reason for the elimination of the leg between lots 2 and 27 is due to the steepness of the slope. The second request is for removal of the trail from Conestoga Drive to Woodlyn Court.
 - Carissa Pinkard, 141 Conestoga Woods Rd, stated the HOA is not in favor of the trail. They are concerned about people from outside the development having access to the backyards of the homeowners.
 - Mr. Webber stated there are a few differences between what is being asked for currently and what is in the written request from the developer.
 - The developer's request is for 2 legs of the trail on the approved plan to be eliminated. Leg 1 is from the cul-de-sac bulb on Conestoga Woods Rd. to the path near the flood plain line along a steep slope. Leg 2 of the developer's request goes from the gravel path near Woodlyn Ct, behind a few homes, to South Conestoga Drive where the asphalt walkway is required along S Conestoga Drive. As an accommodation to the HOA, the developer has rolled into the request the elimination of the entire trail system.
 - Conversation ensued on clarifying the requests as detailed in Mr. Webber's review letter dated February 4, 2019.
 - Mr. Laudien stated the request from the developer is part of the completion of the negotiations between the township and the developer.

The development was created with the plan for the trails and the residents bought into the development knowing the trails were to be installed. The supervisors are trying to maintain consistency with their requirements for the trails in developments such as this one.

- Ms. Pinkard stated the homeowners are concerned about having to maintain the trail and the liability of what happens on the trail. The HOA is concerned about the cost of maintaining the trails after the developer is no longer responsible for it.
 - Mr. Webber noted some of the homeowners have misunderstood what are actually their property lines and they are maintaining land that is actually in the open space rather than what is in their lots. To clarify, the trail does not go through the backyards, it goes behind the lots in the open space.
 - Mr. Webber stated typically modification requests are related to the request for relief from a specific section of the ordinance. That is not the situation in this case; however, the township felt this was an appropriate way to handle this request so we can document the approval or denial of the request. His suggestion is that we make the decision through the BOS and get it documented on the recorded plan so future HOA members know what the change was, why it was made.
 - Mr. Ebersole made a motion to recommend approval of the elimination of leg one of the trail as noted on the plan included with the modification request. Mr. Kifolo seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the elimination of leg two of the trail as noted on the plan included with the modification request. No second was made; the motion died.
 - Mr. Reed made a motion to recommend denial of the elimination of leg two of the trail as noted on the plan included with the modification request. Ms. Kelly seconded the motion. The motion carried. Mr. Ebersole opposed.
 - Mr. Reed made a motion to recommend denial of the elimination of all the trails. Mr. Kifolo seconded the motion. The motion carried. Mr. Ebersole opposed.
- **LTPC 257 – Elderwood SWM Plan – Field Change Request – Briefing Item**
 - Mr. Ben Craddock, Lancaster Civil Engineering Co., provided an overview of the plan. This is a previously approved Stormwater Management Site plan. Since its approval, the parking lot has degraded and now the owner wants to do some milling, regrading, and repaving. This doesn't increase the amount of disturbance, so it is considered a field change. There is also a change needed to accommodate the new curb which the township is going to be installing along West Street.
 - Mr. Webber stated he has reviewed the plans and has been working closely with Mr. Craddock, the property owner, and the contractor and they are working on collaborative improvements around the property. None of what they are proposing is outside of the ordinance requirements. This request is being made because the end result will be different than what was originally proposed and this creates a record for future reference.

- Mr. Ebersole made a motion to recommend approval of the field change request. Mr. Reed seconded the motion. The motion carried unanimously.
- **LTPC 271 – 122 City Mill Road – Final Land Development Plan – Action Item**
 - Mr. Ben Craddock, Lancaster Civil Engineering Co., provided an overview of the plan. Conditional Use approval was granted a few months ago to develop the site as an infill development. The applicant is proposing to build a new apartment building on the lot and combine this lot with the lot next to it. In lieu of the requirement to reconstruct the street to the center line, they are proposing an asphalt walkway along City Mill Road.
 - Discussion ensued on the details of the plan.
 - Mr. Reed commented on the elevation difference in the walkway at the intersection of City Mill Road and Betz Road. He suggested straightening the north-western end of the walkway so that it terminates onto City Mill Road, rather than dropping onto Betz Road. Mr. Reed expressed concern about the safety of the steep elevation difference at that intersection, especially for travelers in wheelchairs or electric powered wheelchairs.
 - Mr. Webber stated as part of Conestoga View's subdivision plan, they were required to install walkways on their side of Betz Road. It was Mr. Webber's suggestion to Mr. Craddock that there should be a crossing at Betz Road and City Mill Road to bring people across there at the existing stop sign. Betz Road will be getting an asphalt path along the east side as well, due to the Conestoga Reserve project.
 - Discussion ensued on the location of the sidewalks for Conestoga View and 122 City Mill Road and how to get them to work together and the safest locations for the walks and the crosswalks.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 305 – Preliminary Plan. Mr. Kifolo seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 602.01.I.1 – Reconstruct Existing Streets. Mr. Kifolo seconded. The motion carried. Mr. Reed opposed.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 603.01.D – Curblin Radius within Parking Compounds. Mr. Kifolo seconded. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the modification request for Stormwater Management Ordinance (SWMO) Section 229-43.15.C – Separation Distance from Limiting Zone per the conditions outlined in Mr. Webber's review letter dated January 25, 2019. Mr. Kifolo seconded. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SWMO Section 229-43.15.D – Infiltration Testing at the Same location as the Proposed Facility. Mr. Kifolo seconded. The motion carried unanimously.
 - Mr. Reed requested to go back and revisit the discussion on SALDO Section 602.01.I.1 – Reconstruct Existing Streets. He believes that it is misleading in that it does not identify that there will be no curbing. He stated there is a safety concern at this location due to speeds of vehicles

on City Mill Road. His other concern is the degradation of City Mill Road along the sides of the road, which was repaved only a few years ago.

- Mr. Ebersole asked for clarification of the request.
 - Mr. Webber stated the applicant requested that they not reconstruct the existing street, and in alternative, they will offer additional right-of-way and the path.
 - He suggested the Planning Commission recommend approval of the plan, but add a conditional of approval if they want to have curbing installed.
 - Mr. Reed made a motion to recommend approval of the plan conditioned upon Mr. Webber's review letter dated January 25, 2019, with the additional requirement to add curbing along City Mill Road. Ms. Kelly seconded the motion. Mr. Kifolo and Mr. Ebersole opposed.
 - Mr. Ebersole made a motion to recommend approval of the plan conditioned upon Mr. Webber's review letter dated January 25, 2019. Mr. Kifolo seconded the motion. Mr. Reed and Ms. Kelly opposed.
- **LTPC 278 – School District of Lancaster Buchanan Elementary School – Final Land Development & Lot Add-On Plan – Action Item**
 - Mr. Steve Gergely, Harbor Engineering, Inc., presented a revised plan. He received Mr. Webber's review letter shortly before the last meeting and has addressed many of the comments in it. There are some outstanding issues, but he does not foresee any problems addressing them.
 - Mr. Webber stated there are still a few items that need to be worked through such as the walkway to South West End Ave., working with the neighboring property owners along Fifth Street, and to ensure sidewalk connections can be made. He also noted that the township received comments from the Lancaster Township Fire Department today.
 - Mr. Webber reviewed a map of the proposed modifications to Community Park, which was an informal informational document based on what we know at this time; not a submitted plan. This included a possible location for the City's proposed water tower and sewer line; however, a plan for the water tower has not been submitted, so these locations can change.
 - Mr. Reed asked for clarification on the Fire Department's note regarding sidewalks.
 - Mr. Webber explained there are proposed concrete sidewalks that are 10-feet wide, and there are proposed 5-foot wide asphalt paths. The fire department would like the 5-foot wide paths to also be 10-foot wide and concrete instead of asphalt.
 - Mr. Webber noted it is up to the Planning Commission to decide how to move forward with the suggestions in the Fire Department's letter. They can choose to not move forward without seeing these changes implemented into the plan; however, they can also make it a condition of their approval.
 - Mr. Gergely stated the school district will have no issue with addressing this issue and widening the sidewalk if necessary.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SWMO 229-46.4.a.3 – Pipe Cover. Mr. Kifolo seconded. The motion carried.

- Mr. Ebersole made a motion to recommend approval of the modification request for SWMO 229-48.1.B.3 – Loading Ratios. Mr. Kifolo seconded. The motion carried.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO 603.02.B – Grass Planting Strips. Mr. Reed seconded. The motion carried.
 - Mr. Ebersole made a motion to recommend conditional approval of the proposed Land Development and Lot Add-On Plan subject to Mr. Webber’s review letter dated February 13, 2019, and the Lancaster Township Fire Department’s letter dated February 19, 2019. Mr. Kifolo seconded. The motion carried.
 - Ms. Beverly Lutz, 427 Atkins Ave, asked how long and how wide the road from Manor Avenue to the school will be and how much tree growth will cut out.
 - Mr. Gergely stated it will be about 24 feet wide and about 1000 feet long from Manor Avenue to the school.
 - Ms. Lutz asked if the layout of this road would be delayed until the final location of the water tower was determined.
 - Ms. Kelly stated the Planning Commission is only considering the plan which is in front of them, not the water tower. They have not received a plan for the water tower, so they cannot comment on it.
- **LTPC 279 – 640 Bean Hill Rd (C-B Tool) – Rezone Request – Discussion & comments for Supervisors**
 - Grant Smith, Advanced GeoServices, presented a revised plan for the project. The applicant is requesting to rezone three parcels to Industrial. They are currently zoned R-3 Residential.
 - Previously, there were two other parcels included in the proposed rezone, but they have since been removed from the proposal.
 - Ms. Kelly asked what the detriment would be to rezoning all of the parcels which were originally involved to industrial.
 - Mr. Webber stated the detriment has to do with the dwellings that exist on two of those parcels. The requirements to protect residential uses in an industrial zone are greater than they are in a residential zone. Because of this, the developer is proposing to not rezone those two parcels. Ms. Knarr, the owner of two of the parcels in question, has previously stated she is in favor of rezoning her property along Wabank Road, but not the property on which her home is located.
 - Ms. Laura Knarr, 636 Bean Hill Road, stated she represents her husband as well as herself and they are against the rezoning of their properties. She stated several concerns including the petition to rezone her property being made without her permission and she feels an industrial use is not an appropriate use for that area.
 - Ms. Kelly asked Ms. Knarr to verify that she was in favor of rezoning her property along Wabank Road at the last meeting because she plans on putting self-storage units there.
 - Ms. Knarr stated she does plan to build self-storage units on that property.

- Mr. Laudien stated he is concerned that Ms. Knarr feels an industrial use is inappropriate for this area while actively seeking the Zoning Hearing Board's permission to build an industrial use on her own property. The township has set about trying to accommodate rezoning the property for the use of building self-storage units. The township sees the benefit to C-B Tool staying in the township and expanding, and the township also sees the benefit to having the self-storage units on the adjoining property. Therefore, rezoning that area to industrial accommodates all of the requested uses in a way that gives everyone what they want.
- Ms. Kimberly Bleacher, 638 Bean Hill Road, stated she was not notified at all by C-B Tool about the rezoning request. She asked the Planning Commission to consider an overlay zone or an ordinance amendment to keep things contained on the C-B Tool property. She is concerned about the lack of restrictions to what they can do if they are rezoned to industrial.
- Mr. John Wenzel, 640 Bean Hill Road, invited Ms. Bleacher to a conversation about the project as he did at the last meeting. He stated they do not have plans to encroach on the wooded area or any of the neighbor's properties. He noted he finds it reasonable to rezone the Knarr's property along Wabank Road since they are also proposing an industrial use for that property.
- Mr. Reed asked Mr. Laudien if he recognizes any legality that would prevent the Planning Commission from taking action.
 - Mr. Laudien stated the Planning Commission is a recommending body to the Board of Supervisors (BOS). They are free to make a decision in terms of land use. If there is any sort of legal challenge as the process is taking place, this is a matter for the BOS. When the Planning Commission is ready to speak to the zoning for this project, he encourages them to pass it along and any legal challenges will take place with the BOS or in the courts.
- Ms. Knarr stated she disagrees with Mr. Laudien. She stated she was never informed about the rezoning of her property. She stated she only found out about the request through other parties, not the township or C-B Tool.
- Mr. Reed asked if the Planning Commission should be concerned about greenway requirements for the portion of the proposed industrial zoning that will be along the Conestoga River.
 - Mr. Webber stated the greenway requirements will still be in place no matter what the zoning district is.
 - Mr. Smith clarified that the section along the river would be on the Knarr's property, not on C-B Tool's property.
- Mr. Webber apologized regarding the Section 2005 of the Zoning Ordinance. He did not make sure that the involved property owners provided a notarized document attesting to the facts in the petition. It was his impression that the Knarrs were in favor of rezoning the property that fronts on Wabank Road; however, if they are not as they have stated tonight, to rezone the two properties owned by C-B Tool does change the scope of what it can be done in terms of future expanded industrial use area. It made more sense when there were more parcels involved.
- Mr. Laudien stated the idea of having C-B Tool submit the rezoning request did come from the township. The request came after the Knarrs and the

Wenzels were unable to work cooperatively and find common ground. If the Planning Commission's recommendation is to look at rezoning just the two C-B Tool properties then the supervisors will consider that.

- Mr. Ebersole made a motion to recommend the Board of Supervisors consider rezoning only the two Wenzel properties. Mr. Reed seconded. The motion carried. Ms. Kelly opposed.

- **LTPC 279 – 640 Bean Hill Rd (C-B Tool) – Final Land Development Plan – Briefing Item**

- Grant Smith, Advanced GeoServices, presented a plan to consolidate the two C-B Tool parcels on Bean Hill Road into one lot. The existing building is 20,000SF and they are proposing a 15,000SF addition. They are also proposing to repave the driveway, rework the parking lot, and create an infiltration pond on the property. The plan shows another future addition and parking lot, but those items are not part of this plan. However, the proposed SWM facilities take these future plans into account so they do not need to tear up the retention basin once it is in place. A few select trees might be removed, but the existing tree line will not be significantly impacted by the proposed improvements.
- Ms. Bleacher asked if the future proposed parking lot will be removing a large number of trees.
 - Mr. Smith stated it would remove approximately 5,000SF of trees.
- Mr. Laudien clarified that they are not seeking approval for the potential future improvements. Only the 15,000SF addition, parking and pavement improvements.
- Ms. Knarr asked when she can ask questions to Mr. Smith.
- Ms. Kelly suggested she ask them outside this meeting or at next month's meeting.
- No action was taken on this item.

- **LTPC 280 – 1120 Columbia Ave (Congregation Degel Israel) – Final Land Development Plan – Briefing Item**

- Steve Gergely, Harbor Engineering Inc., presented a plan for the renovation of Congregation Degel Israel. They intend to renovate a portion of the lower level of their principal building into dormitory spaces for students and also renovate the first floor of their existing carriage house into dormitory space for students. All renovations will be internal to the existing buildings; no additions are proposed. In lieu of curbing and sidewalk along Columbia Avenue, a pervious pavement walking path is proposed on the Applicant's property within an access and stormwater management easement.
- The applicant is requesting five modification/waiver requests as follows:
 - Subdivision and Land Development Ordinance (SALDO) Section 305 – Preliminary Plan
 - SALDO Section 402 – Plan Information & Reports
 - SALDO Section 606 – Survey Monuments and Lot Line Markers
 - SALDO Section 602.01.I.1 & 603.03.B – Reconstruct Existing Streets & Curbs along Existing Streets

- Mr. Gergely requested the Planning Commission consider taking action on this plan due to its simplicity although it is listed as a Briefing Item on the agenda.
 - Mr. Gene Stein, 23 N. President Ave., requested information on the security that will be provided for the dormitories because there is no security at the Synagogue currently.
 - Ms. Kelly noted this is an issue which needs to be discussed directly with the applicant. It is not a matter for the Planning Commission to handle.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 305 – Preliminary Plan. Mr. Reed seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 402 – Plan Information & Reports. Mr. Reed seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 606 – Survey Monuments and Lot Line Markers. Mr. Reed seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 602.01.I.1 & 603.03.B – Reconstruct Existing Streets & Curbs along Existing Streets. Mr. Reed seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend conditional approval of the proposed Land Development Plan subject to Township Engineer, Ben Webber’s, review letter dated January 24, 2019. Mr. Reed seconded the motion. The motion carried unanimously.
- **LTPC 281 – 1234 Wheatland Ave – Conditional Use – Discussion Item**
 - **LTPC 282 – 1228 Wheatland Ave Rear – Conditional Use – Discussion Item**
 - Mr. Webber provided an overview of both projects. The applications are for Conditional Use Hearings, which will go through the Board of Supervisors after receiving comments from the Planning Commission.
 - Each property is a vacant parcel and the applicants are seeking Conditional Use approval to build a dwelling on each parcel.
 - The properties were previously subdivided from the parcels in front of them, which front on Wheatland Ave, but land development plans were never done.
 - Mr. Wayne Lucas, 1250 Wheatland Ave., neighbors were against having the properties subdivided when it occurred several years ago.
 - Ms. Karen Foerstel, 1242 Wheatland Ave., stated the driveway that runs between these two properties and between Wheatland Ave. and Columbia Ave. is only a shared driveway per a verbal agreement; it is not legally a shared driveway. She is against the idea of building small homes on these two lots.
 - No action was taken on these items.

STORMWATER MANAGEMENT PLANS:

- None

Old Business:

- None

New Business:

- None

Adjournment:

The meeting was adjourned at 10:00p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, March 19, 2019 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

