

**LANCASTER TOWNSHIP PLANNING COMMISSION**  
**1240 Maple Avenue**  
**Lancaster PA 17603**

**MEETING MINUTES – January 15, 2019**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, January 15, 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, Gary Jones, Richard Hendricks, 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 – December 18, 2018**

- The December 18, 2018 LTPC meeting minutes were approved pending the following revision:
  - Ms. Sowers requested details from the Buchanan Elementary School conversation regarding the necessity to alter the pathway behind the homes be added to the December 18, 2018, minutes.

**Election of Officers:**

- Mr. Ebersole made a motion to keep the same officers as 2018. Mr. Hendricks seconded the motion. The motion carried unanimously.

**Public Participation or Comments:**

- None

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 224 – Conestoga Reserve – Modification Requests – Briefing Item**
  - Mr. Webber stated a modification request for a grass planting strip was submitted by the developer. The township also received a modification request regarding the proposed trail today.
    - Mr. Webber has not reviewed the request that was received today.
  - The grass planting strip is a small area on Conestoga Woods Drive at the cul-de-sac. On the north side of the cul-de-sac the grass planting strip was not installed due to rock in that area.
    - Because this doesn't meet the requirements of the ordinance and was not worked out during plan approval, the developer was required to submit a modification request.

- The homeowners in the vicinity of this area and Lancaster Township Public Works are both in support of not installing this planting strip.
    - Mr. Hendricks made a motion to recommend the planting strip modification request subject to Mr. Webber's review letter dated January 9, 2019. Mr. Ebersole seconded the motion. The motion carried unanimously.
  - The modification request received today relates to trails that were part of the open space development requirements. The plan shows two trails: one is private access and the other is an asphalt path along Conestoga Drive and Betz Road for public use.
    - Neither the trail nor the asphalt path has been installed.
    - The submitted request is for the removal of two legs of the trail.
    - Carissa Pinkard, 141 Conestoga Woods Rd, stated the HOA does not want the public or private trails, but they understand there is going to have to be a trail placed in the development. They are asking the trail be only for private use to keep the public from coming into the backyards of the homeowners.
    - Ms. Kelly stated she would prefer Mr. Webber review the information that was submitted today prior to the LTPC making a decision on it.
    - Mr. Ebersole stated he would empathize with the concerns Ms. Pinkard raised and unless Mr. Webber's review letter indicates otherwise, he would be in favor of the request.
    - Mr. Hendricks stated he would like to see the pros and cons of eliminating the entire trail versus only eliminating specific sections of the trail as is indicated on the request.
    - Mr. Webber stated he can only provide a review based on the request as it was submitted.
    - No action was taken on the second modification request relating to the trails at Conestoga Reserve.
- **LTPC 278 – School District of Lancaster Buchanan Elementary School – Final Land Development & Lot Add-On Plan – Action Item**
  - Mr. Steve Gergely, Harbor Engineering, Inc., stated he has received Mr. Webber's review letter dated January 10, 2019, but has not made any modifications to the plans yet.
  - They have also received comments from PADOT for the Highway Occupancy Permit Application and the traffic consultant is working through those items.
  - Mr. Gergely reviewed the modification requests that have been included with the submission.
    - A new modification request they intend to include with the resubmission is for the requirement of a 2-foot landscape strip between the curbing and the sidewalk along Fifth Street. Due to

space constraints, they would like to install the curbing adjacent to the sidewalk instead of installing the landscape strip.

- Ms. Kelly asked about all bus traffic using the access drive onto Millersville Pike versus Hamilton Park Drive.
  - Mr. Gergely stated it is his understanding that this will include all bus traffic for both Buchanan Elementary School and Wheatland Middle School and this will be part of the Developer's agreement.
- Discussion ensued on whether or not to make recommendations on the currently proposed modification requests.
  - Mr. Ebersole asked Mr. Gergely if any of the modification requests play a role in the continuation of the plan development process.
    - Mr. Gergely stated it would be helpful to know if the Planning Commission is in favor of the modifications relating to Fifth Street because it would allow him to continue to work on the design relating to that.
- Mr. Ebersole made a motion to recommend approval of the modification request for Subdivision & Land Development Ordinance (SALDO) 403.04.D and Stormwater Management Ordinance (SWMO) 36.3.B – Off-site information. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of the modification request for SALDO 602.02.I.2 – Reconstruction of Existing Streets. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of SALDO 603.01.B – Parking Facility Dimensions. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of SALDO 603.02.C – Sidewalk Installation along Existing Streets. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Ms. Kelly asked Mr. Webber if he had any additional comments.
  - Mr. Webber stated he doesn't see anything that is insurmountable. There are meetings set up to work out the details of some of the items in the letter.
- Mr. Ebersole requested a copy of the Highway Occupancy Review letter from PADOT.
- Ms. Sowers asked about some of the items that were discussed previously, such as the parking lot, and how they will be handled.
  - Mr. Daniels stated that these items remain open and as we go through the process, these items will be part of the discussion.

- Ms. Sowers is concerned that if/when the plan is approved that there are some items that will not be finalized. She feels they don't have a comprehensive vision of what is going on for the entire project.
  - Mr. Ebersole asked if it is the applicant's intention to be at the next meeting.
    - Mr. Gergely stated he will try to submit revised plans in time for the next meeting, but he is unsure whether or not that will happen.
- **LTPC 279 – 640 Bean Hill Rd (C-B Tool) – Rezone Request – Discussion & comments for Supervisors**
  - Josh Wenzel, C-B Tool Co. and Lancaster Pump, requested to exclude Parcel 3 and Parcel 5 (as indicated on the provided plans) from their rezoning petition.
  - They would like to consolidate their two businesses, C-B Tool Co. and Lancaster Pump, on one property.
    - They have researched other locations, but they would prefer to stay at their location on Bean Hill Road and renovate the existing facilities and build an addition.
  - Grant Smith, Advanced GeoServices, stated it is a non-conforming use in the Residential R-3 Zoning District, which only allows them to increase the footprint by 25%, which is not enough to address the needs for C-B Tool and Lancaster Pump. This is the reason behind their request to change the Zoning in this area from Residential R-3 to Industrial.
  - Mr. Hendricks asked if the expansion would be restricted to Lots 1 and 2.
    - Mr. Smith stated the first addition would be mostly on Lot 1 and additional building would be done on Lot 2.
  - Ms. Kelly asked why Parcels 3 and 5 were being removed from the request.
    - Mr. Wenzel stated it was requested by the neighbors, who own those parcels.
  - Mr. Ebersole asked if this is considered light industrial.
    - Mr. Wenzel said it is. They are primarily buying components and assembling them into finished products.
  - Mr. Ebersole asked how often items are shipped out.
    - Mr. Wenzel stated trucks will be bringing components in and shipping products out daily.
    - Discussion ensued on the transportation of materials and finished products in and out of the facility.
  - Mr. Webber stated he wrote a review letter dated December 12, 2018; however, it was based on the request as it was submitted, including the two parcels which Mr. Wenzel requested be omitted this evening. This

- changes the proposed zoning district line. Mr. Webber will review the new information received at this meeting and provide a new review letter.
- Ms. Sowers asked for clarification on the item in Mr. Webber's review letter (#4, Procedural Steps) referencing the Future Land Use for these properties as "Open Space."
    - Mr. Webber stated the current Comprehensive Plan indicates the future land use of the entire area proposed for rezoning to be "Open Space." The proposed plan is inconsistent with the Comprehensive Plan.
  - Ms. Sowers asked for clarification on the use of Parcel #4.
    - Laura Knarr, 636 Bean Hill Road, stated this lot was agricultural, but now it is open space. There is an agreement with a purchaser who would like to build storage units on the property.
  - Mr. Webber asked if the one acre of Parcel #4 that is located across Wabank Road is included in the Rezone Request.
    - Mr. Smith stated it is included by area, but there is no reason it couldn't remain Residential R-3. It is undevelopable.
    - Mr. Webber clarified the zoning district boundary would follow Wabank Road.
  - Kimberly Bleacher, 638 Bean Hill Road, stated several concerns relating to the proposed plan not complying with various portions of the Township Comprehensive Plan. She is also concerned about how the applicant would be limited for future development if the zoning district is changed to Industrial and how it will affect her property.
  - John Wenzel, C-B Tool, addressed Ms. Bleacher's comments. He stated he is open to meeting with her and any other neighbors who have concerns about the proposed plans.
  - Carol Auster, 678 N Pier Drive, stated she is concerned about how the proposed rezone request and the proposed storage facility will change the nature of the area.
  - Laura Knarr stated she supports the rezoning of Lots 1 and 4. She is concerned about the rezoning of Lot 2 without any plans of what they will do on that property. She is concerned about what will happen to the woods between the factory and her property. She would like reassurance that Lot 2 will stay as much open space as possible.
  - Ms. Auster asked for clarification on the process.
    - Mr. Smith stated as part of the Land Development process, there will be site plans and designs that will show the locations of all of the proposed buildings, and the proposed addition.
    - Ms. Kelly noted the first step in this process is to get it rezoned and go through a hearing with the Board of Supervisors. The county's comments will also play into this.
    - Mr. Webber clarified that a rezoning request does not require plans to be submitted and the rezoning request cannot be limited by any

plans that might be submitted. If the rezoning occurs, then the district boundary lines change and then it is up to the property owner to submit a land development or subdivision plan.

- Ms. Bleacher reiterated her concern about the lack of limits on what the applicant can do if the property is rezoned.
  - Mr. Webber stated as part of the approval process for land development in the Industrial Zone, the impact of the proposed use on the adjoining property will be looked into and mitigated in accordance with the provisions of the Township ordinances.
  - Discussion ensued on process and effects of rezoning the property.
  - Mr. Hendricks asked why they are seeking to rezone as Industrial rather than Commercial. He also asked if there is a possibility for subdividing Lot 2 and rezoning only part of the lot instead of the entire parcel.
    - Mr. Smith stated by subdividing the parcel in question they would create a landlocked parcel. He doesn't believe manufacturing and assembly falls into an approved use in any of the commercial districts.
- Mr. Daniels explained the process in more detail and noted all minutes and agendas relating to this project will be posted on the township's website.
- Ms. Knarr reiterated she is in support of rezoning Parcels 1 and 4. She feels the proposed storage units for Parcel 4 will have the least impact on the area.
- Ms. Sowers asked if there is a better option for making this possible without the impact on the neighbors.
  - Mr. Webber stated there are other possibilities but what it would accomplish would still need to be evaluated.
- Mr. Jones asked about the possibility of requesting a variance to allow the expansion rather than rezoning the entire area.
  - Mr. Smith stated it would be more difficult to do that.
- Ms. Kelly asked for the next step in the process.
  - Mr. Webber stated the Planning Commission is welcome to take action if they choose to; however, he recommended that they wait until he created a new review letter based on removal of the two residential parcels.
- No action was taken on this item.

#### **STORMWATER MANAGEMENT PLANS:**

- None

#### **Old Business:**

- None

**New Business:**

- None

**Adjournment:**

The meeting was adjourned at 8:40 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, February 19, 2019 at 7:00 p.m.

Respectfully submitted,



Angie Sowers  
Secretary

