

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – March 19, 2019

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, March 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, Gary Jones, Richard Hendricks, Gordon Reed, Angie Sowers, and Tom Kifolo. 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 – February 19, 2019

- The February 19, 2019 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 281 – 1234 Wheatland Ave – Conditional Use – Discussion Item**
- **LTPC 282 – 1228 Wheatland Ave Rear – Conditional Use – Discussion Item**
 - Mr. Eric Johnston, Johnston & Associates, Inc., presented the plan, which encompassed both properties. The property owners desire to build a single family home on each lot, add utilities, and repave and widen the existing shared driveway/access road.
 - Mr. Hendricks asked if the right-of-way for the front two properties was wide enough to support widening the driveway to 24-feet as required.
 - Mr. Johnston stated there is a 25-foot right-of-way, so they can widen the driveway to 24-feet.
 - Mr. Ebersole asked why this request is a Conditional Use.
 - Mr. Webber explained there are certain deviations from the otherwise required Zoning Ordinance regulations to allow these two dwellings to be built on these lots. The Conditional Use allows for those deviations rather than going to the Zoning Hearing Board.
 - The applicant for 1234 Wheatland Ave is requesting a deviation from the requirement for the minimum lot width and minimum lot depth in the R-1 Zoning District.
 - Discussion ensued on the lot dimensions and setbacks.
 - Mr. Jones asked if the shared driveway is to be widened the entire length between Wheatland Ave and Columbia Ave.

- Mr. Johnston stated it is only to be widened for the four Wheatland Ave. properties.
- Mr. Jones asked how these parcels were created.
 - Mr. Webber stated these parcels were created by deed, not by subdivision.
- Mr. Ebersole stated he is concerned about the access road being used as a shortcut.
 - Mr. Johnston stated that is not their intention, but the property owners will do whatever the other property owners need to do to keep people from shortcutting through.
- Mr. Ebersole asked about the neighborhood study that is required section 1530.3 of the Zoning Ordinance, but was not provided.
 - Mr. Webber stated this is a requirement of the Conditional Use Hearing application, but was not included with the application.
 - Mr. Johnston stated he is prepared to answer those items at the meeting and thought the information was provided in his exhibit.
- Ms. Sowers asked what number or square footage of trees would be removed from each property.
 - Mr. Johnston stated both owners want to remove as few trees as possible.
- Mr. Webber asked if the applicants are proposing any landscaping that would serve as a buffer.
 - Mr. Johnston stated not at this time.
- Discussion ensued on the items listed in Mr. Webber's March 7, 2019, review letter.
- Ms. Sowers asked how stormwater would be managed.
 - Mr. Johnston stated they would convey the water through downspouts to an underground facility on each property.
- Karen Forestel, 1242 Wheatland Ave, provided a petition, which was signed by residents of the neighborhood, asking that the construction be blocked.
 - Ms. Forestel also noted her concerns about how the proposed construction would affect her property, which is located in front of the proposed 1234 Wheatland Ave lot.
 - Several other residents from the neighborhood also stated their opposition to the projects.
- Adam Seelig, 1242 Wheatland Ave noted there is a telephone pole that will need to be moved onto his lot in order to widen the driveway.
 - Mr. Johnston stated he will look into this.
- Discussion ensued on the previous decisions that were made at the Zoning Hearing Board on these properties.
- Ms. Sowers asked about the size of the homes.
 - Mr. Johnston explained the property at 1234 Wheatland Ave is smaller because it is being built by the owner to live in and the property at 1228 Wheatland Ave Rear is larger because it is being built with the intention of being sold.
- Ms. Sowers asked about the legality of the lots.
 - Mr. Webber stated this is somewhat in question. The property ownership has changed hands multiple times, so determining the legality of the lots is questionable.

- Mr. Hendricks asked for clarity on the deviations that are being requested.
 - Mr. Webber stated 1234 Wheatland Ave is looking for deviation from the requirement for frontage along a public street and a deviation from the lot depth requirement. 1228 Wheatland Ave Rear is looking for deviation from the requirement for frontage along a public street and a deviation from the minimum rear yard depth requirement.
 - Mr. Webber noted if any other deviations are needed, the applicant will need to come back to the Planning Commission for those items.
- Ms. Sowers asked if there are any concerns about groundwater issues.
 - Mr. Webber stated there are no concerns from a Zoning Ordinance perspective; however Stormwater Management plans will be submitted for each property and those issues will be addressed in that plan.
- Mr. Hendricks asked if other properties in the neighborhood had similar setbacks.
 - Mr. Webber stated this information is to be part of the neighborhood study, which has not been provided yet.
- Mr. Ebersole stated in regards to his comments for the supervisors, the neighborhood study and other information required per Mr. Webber's review letter need to be provided and the applicant also needs to provide of the legal issues related to the lots.
- Mr. Hendricks stated clarity on the setbacks needs to be provided.
- Mr. Webber asked if the Planning Commission wants to see the revised plans addressing the items they are discussing, or if the comments should be passed onto the Board of Supervisors (BOS).
 - The Planning Commission agreed to pass their comments onto the BOS.
- Mr. Webber clarified the comments the Planning Commission would like to pass along to the BOS.
 - Determination of the legality of the existing lots and the access driveway.
 - Standards of adjacent and nearby properties and whether they are keeping with what is existing.
 - Concerns about the shortcut from Columbia Ave to Wheatland Ave.
 - Providing the information noted in Mr. Webber's review letter, including but not limited to the neighborhood study.
- **LTPC 283 – 1004 Willow Street Pike (KFG Trucking) – Final Land Development Plan Deferral Request – Briefing Item**
 - Mr. Webber provided an overview of the project.
 - The majority of the property is in West Lampeter Township and a small portion of the property is in Lancaster Township.
 - The applicant is looking for a deferral to West Lampeter Township because none of the proposed work will be in Lancaster Township.
 - Mr. Webber stated his review letter has conditions in it that both West Lampeter Township and the applicant are in agreement with.
 - Mr. Ebersole made a motion to recommend approval conditioned upon the satisfaction of the items listed in Mr. Webber's March 7, 2019 review letter. Mr. Jones seconded and the motion carried unanimously.

STORMWATER MANAGEMENT PLANS:

- None

Old Business:

- None

New Business:

- None

Adjournment:

The meeting was adjourned at 9:15 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, April 16, 2019 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary