

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

**MEETING MINUTES – April 16, 2019**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, April 16, 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, 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 – March 19, 2019**

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

**Public Participation or Comments:**

- None

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 264 – 225 Riverside Ave – Field Change Request – Briefing Item**
  - Mr. Ben Craddock, Lancaster Civil Engineering Co., provided an overview of the project. There is an existing storm pipe which was to be removed per the approved plan; however, it has been determined that removing a section of that pipe may affect other underground utilities. The applicant is requesting to leave a section of the pipe so as not to disturb the surrounding utilities and fill the pipe in with flowable fill.
  - Mr. Ebersole made a motion to recommend approval of this request. Mr. Reed seconded and the motion carried unanimously.
- **LTPC 284 – 122 City Mill Road – Conditional Use – Discussion Item**
  - Mr. Ben Craddock, Lancaster Civil Engineering Co., provided an overview of the project. The applicant is requesting approval to construct a two-family (duplex) dwelling at the subject address.
  - Discussion ensued on the details of the proposed buildings.
  - The Planning Commission is in favor of the plan subject to Township Engineer, Ben Webber's, review letter dated April 3, 2019.
- **LTPC 285 – 225 Riverside Ave – Subdivision/Lot Add-On Plan – Briefing Item**
  - Mr. Ben Craddock, Lancaster Civil Engineering Co., provided an overview of the project. The applicant is requesting a change in property lines to add a portion of the School District of Lancaster's property to the City of Lancaster's property upon which the City Operations Center is located.

- Mr. Ebersole made a motion to recommend approval of this request subject to Township Engineer, Ben Webber's, review letter dated April 5, 2019. Mr. Reed seconded and the motion carried unanimously.

**STORMWATER MANAGEMENT PLANS:**

- None

**Old Business:**

- None

**New Business:**

- None

**Adjournment:**

The meeting was adjourned at 7:37 p.m. The next regularly scheduled LTPC meeting will be held on Wednesday, May 22, 2019 at 7:00 p.m.

Respectfully submitted,



Angie Sowers  
Secretary