

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – May 22, 2019

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Wednesday, May 22, 2019 at the Lancaster Township Municipal Building. The meeting was called to order at 7:00p.m. by LTPC Vice-Chairman, Glenn Ebersole, with the following LTPC members in attendance: Gary Jones, Richard Hendricks, 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 – April 16, 2019

- The April 16, 2019 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 286 – 1608 Marietta Ave, Conestoga House – Lot Add-On Plan – Briefing Item**
 - Mr. Jason Best, ELA Group, Inc., provided an overview of the project. The property consists of two lots and the plan proposes to move the existing lot boundary closer to Marietta Ave.
 - Mr. Webber noted, if this plan is approved, there will continue to be two lots. This plan does not propose new construction, new grading, or new stormwater management in its current configuration.
 - Mr. Hendricks asked if there are any setback issues with the existing structures.
 - Mr. Webber stated in the current configuration he believes there are issues, but the applicant is working through this.
 - Mr. Ebersole asked if the Planning Commission could look at the project as a whole instead of just the Lot Add-On Plan.
 - Mr. Best stated they do not have a plan they feel confident moving forward with yet.
 - Mr. Webber asked Mr. Best to confirm the proposed use for the properties.
 - Mr. Best stated the lots will be used for 2 single family dwellings.
 - Mr. Best confirmed the property is not proposed to be used as a bed and breakfast, a museum, or a recreational facility.

- Several neighbors stated their concerns regarding the future plans for the property.
 - Mr. Daniels stated the township is obligated to follow the process for that which has been presented on the current plan.
 - Mr. Webber noted the township cannot reject the plan unless there are items that do not meet the township's ordinances.
- No action was taken on this item.

STORMWATER MANAGEMENT PLANS:

- **LTPC 287 – 505 N School Ln – Stormwater Management Site Plan – Briefing Item**

- Mr. Steve Gergely, Harbor Engineering Inc., presented a proposed Stormwater Management Site Plan for 505 N School Lane.
 - The purpose of the plan is to create landscaping and level lawn areas and patio areas. The plan includes less than an acre of disturbance, but it still qualifies as a Stormwater Management Site Plan and increases the impervious surface area of the property by about 5000 square feet. They are asking for four modifications of the Stormwater Management Ordinance (SWMO) (2014).
- Discussion ensued on various details of the plans.
- Mr. Jones made a motion to recommend approval of the modification request for SWMO Section 229-36.3.B – Existing Features within two-hundred (200') feet. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Jones made a motion to recommend approval of the modification request for SWMO Section 229-34.12 – Dewatering time. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Jones made a motion to recommend approval of the modification request for Section 229-46.5 – Stormwater structure and pipe standards per PennDOT. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Jones made a motion to recommend approval of the modification request for Section 229-49.9 – Geotextile placement. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Jones made a motion to recommend approval of the Stormwater Management Site Plan for 505 N School Lane, conditioned upon Mr. Webber's review letter dated May 22, 2019. Mr. Hendricks seconded the motion. The motion carried unanimously.

Old Business:

- **None**

New Business:

- **None**

Adjournment:

The meeting was adjourned at 8:30 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, June 18, 2019 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Angie Sowers". The signature is written in a cursive style with a large initial 'A'.

Angie Sowers
Secretary

