

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

**MEETING MINUTES – June 18, 2019**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, June 18, 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, 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 – May 22, 2019**

- The May 22, 2019 LTPC meeting minutes were approved.

**Public Participation or Comments:**

- None

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 288 – 64 Hershey Ave – Land Development Plan Deferral Request – Briefing Item**
  - Mr. Webber provided an overview of the project. The applicant is proposing to construct two relatively small building additions. The improvements will be located in the City of Lancaster; however, a portion of the site extends into Lancaster Township. The applicant is requesting a deferral of land development reviews to the City of Lancaster due to the proposed work being located in the portion of the property that lies within the City of Lancaster.
  - Mr. Jones asked if there will be any runoff or erosion issues caused by the proposed construction that would affect the portion of the property located in Lancaster Township.
    - Mr. Webber stated there would be no issues and no changes to the portion of the property located in Lancaster Township.
  - Mr. Ebersole made a motion to recommend approval of the Land Development Plan Deferral Request for 64 Hershey Ave. Ms. Sowers seconded the motion. The motion carried unanimously.
- **LTPC 289 – Maple Grove Pumping Station Land Development Plan and Stormwater Management Site Plan Waiver Request – Briefing Item**
  - Mr. Webber provided a brief overview of the project. The City of Lancaster is proposing to upgrade the existing Maple Grove Sewage Pumping Station to increase its capacity. This type of project would typically require

both a Stormwater Management Site Plan and a Land Development Plan due to its size, but the impact will be minimal so the applicant is requesting waivers of the Stormwater Management Site Plan and the Land Development Plan.

- o No action was taken on this item.

**STORMWATER MANAGEMENT PLANS:**

- **LTPC 284 – 122 City Mill Road – Stormwater Management Site Plan – Briefing Item**

- o Mr. Webber provided a brief overview of the project. The applicant wishes to build a two-family (duplex) dwelling at the currently vacant address. The applicant previously received Conditional Use Approval for a Residential Infill Development for this project.
- o Mr. Ebersole made a motion to recommend approval of the modification request for Stormwater Management Ordinance (2014) (SWMO) Section 229-43.15.D – Infiltration testing at the same location as the proposed facility. Mr. Jones seconded the motion. The motion carried unanimously.
- o Mr. Ebersole made a motion to recommend disapproval of SWMO Section 229-47.3(e)[1] – Spillway freeboard, per township engineer, Ben Webber's, review letter dated May 31, 2019. Mr. Jones seconded the motion. The motion carried unanimously.
- o Mr. Ebersole made a motion to recommend approval of the modification request for SWMO Section 229-48.1.B(3) – Loading Ratios. Mr. Jones seconded the motion. The motion carried unanimously.
- o Mr. Ebersole made a motion to recommend approval of the Stormwater Management Site Plan for 122 City Mill Road, conditioned upon township engineer, Ben Webber's, review letter dated May 31, 2019. Mr. Kifolo seconded the motion. The motion carried unanimously.

**Old Business:**

- None

**New Business:**

- None

**Adjournment:**

The meeting was adjourned at 7:25 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, July 16, 2019 at 7:00 p.m.

Respectfully submitted,



Angie Sowers  
Secretary