

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – September 17, 2019

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, September 17, 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, Gordon Reed, Angela Sowers, and Tom Kifolo. Also in attendance were Tom Daniels, Zoning Officer, Gretchen Smith, Planning & Zoning Assistant; Ben Webber, Township Engineer; and other interested parties.

Approval of Minutes – August 20, 2019

- The August 20, 2019 LTPC meeting minutes were approved.

Public Participation or Comments:

- None

STORMWATER MANAGEMENT PLANS:

- **LTPC 291 – 1780 Wabank Rd – Stormwater Management Site Plan – Briefing Item**
 - Mr. Webber provided an overview of the project. This property is part of Southern Village Phase II and a major component of this property is the quarry which is part of the stormwater management plan for Southern Village Phase IIIB and the proposed Southern Village Phase IV.
 - The property owner has made a lot of grading changes which were not in compliance with the approved preliminary plan for Southern Village. Because of this and some other items, a Consent Agreement was created between the township and the property owner. One condition of the Consent Agreement was that a Stormwater Management Site Plan would be submitted to the township to provide documentation as to what has been done from a grading and stormwater standpoint.
 - Mr. Ebersole asked for clarification on the ultimate end result of this application.
 - Mr. Webber stated it is a Stormwater Management Site Plan and should be processed like any other Stormwater Management Site Plan.
 - No action was taken at this time.

SUBDIVISION/LAND DEVELOPMENT PLANS:

• LTPC 275 – 690 Bean Hill Road – Final Subdivision and Land Development Plan – Action Item

- Mr. Bill Swiernik, David Miller/Associates, presented the revised proposed plan. They are still asking for four modification requests and propose to comply with the remaining outstanding comments on Mr. Webber's most recent review letter.
- Ms. Kelly requested clarification on the items Mr. Webber suggested tabling in his review letter.
 - Mr. Swiernik stated they have not received a response from PPL on their right-of-way encroachment permit.
 - Mr. Swiernik also noted he has not received a response from the Lancaster Township Fire Department.
- Discussion ensued on other aspects of the plan including the stormwater management basin.
 - The plan is to eliminate the invasive plants, but retain as much of the existing plants and tree cover as possible.
- Mr. Webber asked for the Planning Commission's input on the 50'-0" right-of-way setback for the PPL easement.
 - General consensus was to wait for the PPL permit, but the Planning Commission sees no issues with going right up to the right-of-way line.
- Discussion ensued on whether or not to take action on the plan due to the number of items in the review letter and the outstanding responses from PPL and the Lancaster Township Fire Department.
 - The Planning Commission agreed to wait for input from PPL and the Lancaster Township Fire Department until taking action on this plan.
- No action was taken at this time.

• LTPC 279 – 640 Bean Hill Road (CB Tool) – Final Land Development Plan – Action Item

- Mr. Webber stated the township has 90 days to take action on a plan. This plan was submitted and was found to be lacking. The township received extension of time requests and the current deadline for the township to take action is November 2, 2019. Currently, the applicant is trying to rework the plan.
- Ms. Kelly suggested the plan be denied.
 - Mr. Ebersole agreed.
- Mr. Ebersole made a motion to recommend denial of the Final Land Development Plan for 640 Bean Hill Road (CB Tool). Mr. Reed seconded the motion. The motion carried unanimously.

Old Business:

- **None**

New Business:

- **None**

Adjournment:

The meeting was adjourned at 7:50 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, October 15 at 7:00 p.m.

Respectfully submitted,

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

Angie Sowers
Secretary

