

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

**MEETING MINUTES – November 19, 2019**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, November 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, 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 – October 15, 2019**

- The October 15, 2019 LTPC meeting minutes were approved.
  
- **Public Participation or Comments:**
  - None

**STORMWATER MANAGEMENT PLANS:**

- **LTPC 293 – South Water Storage Tank – Stormwater Management Site Plan – Briefing Item**
  - Ms. Cindy McCormick from the City of Lancaster presented a Stormwater Management Site Plan for a water storage tank which is proposed to be located on the School District of Lancaster's property next to the Community Park.
    - They are requesting three waivers of the Stormwater Management Ordinance (2014) (SALDO) including:
      - SALDO Section 229.48.1.B.(3) – Requiring that the maximum loading ratios for volume control facilities in karst area be 3:1 for the impervious drainage area and 5:1 for the pervious drainage area.
      - SALDO Section 229.47.10 – Requiring that all basins include an outlet structure
      - SALDO Section 229-43.15.E – Notifying the Township twenty-four (24) hours prior to infiltration tests being conducted.
  - Mr. Webber stated he is currently working on his review letter and expects to have it for the December meeting.
  - Mr. Ebersole asked how this compares to the previously submitted plans for this project.
    - Mr. Daniels stated that it has come to the township's attention that this project is considered a public utility making it exempt from the

land development process and at least some zoning regulations. They are subject to building codes and stormwater management. We will not see a land development plan associated with this project. The outstanding issue for the township from a plan standpoint is that this was not part of the plan the school district was approved for even though it is going on the same property as the new school is located.

- Mr. Jones asked why the footprint of the water tower has moved several times.
  - Ms. McCormick stated it has been based on requests from the school district and/or the township. They also wanted to move it further away from the residential properties adjacent to the school district's property.
- Discussion ensued on details of the plan and the modification requests.
- No action was taken on this item.

### **SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 275 – Bean Hill Road Subdivision – Subdivision and Land Development Plan – Action Item**

- Mr. Bill Swiernik, David Miller/Associates, Inc., provided an overview of the revised plan. They have received Mr. Webber's review letter dated September 16, 2019, and addressed the comments from it.
  - They have also received and responded to comments from PPL. PPL has agreed to issue an encroachment agreement for improvements that are proposed within the PPL right-of-way. They are not asking for additional right-of-way; therefore, the applicant is requesting a waiver from the township's requirement for an additional 50-foot setback from the right-of-way.
  - Ms. Kelly expressed concern about the proximity of the PPL right-of-way to the proposed homes.
- The plans have also been modified to show the stormwater basin will be on its own lot instead of a lot which also has a home on it. The stormwater basin will be maintained by the homeowner's association.
- They have received Mr. Webber's review letter dated November 13, 2019, and believe they can comply with the comments on it.
- Ms. Sowers asked for clarification on their modification request regarding the street trees.
  - Mr. Swiernik stated they will retain the proper number of street trees, it's the spacing that is an issue.
- Mr. Swiernik provided an illustration showing the existing plant growth areas that will remain. One area will be replanted due to the current growth of bamboo, which is invasive. This area will be maintained as a forested buffer and will serve as one of the BMPs for the project. This area will also be maintained by the Homeowner's Association.
- Ms. Kelly asked for clarification on Mr. Webber's review comment regarding ensuring the retaining wall is out of the right-of-way.
  - Mr. Swiernik stated that there are various options for the design of the wall to make sure they do not extend out into the right-of-way.
- Mr. Webber asked if adjacent property owner easements will be in hand before the plan goes to the supervisors.

- Mr. Swiernik stated that is their goal. The applicant's attorney has created a draft easement for those owners.
  - Discussion ensued on the PPL easement.
    - Mr. Swiernik stated the property owners would not be able to install permanent structures in the PPL right-of-way.
  - Mr. Swiernik requested the Planning Commission consider recommending the plan to the Board of Supervisors and the applicant will address the outstanding items prior to the Supervisors meeting in December.
    - Mr. Webber stated as long as the structural engineering calculations prove the retaining wall can be built as they have depicted it, it can move on, but if it can't and the grading has to be adjusted and the stormwater facilities have to be adjusted, it would be appropriate for those changes come back to the Planning Commission for review.
  - Mr. Ebersole made a motion to recommend approval of the modification request for Subdivision and Land Development Ordinance (SALDO) Section 305.01 – Preliminary Plan Application. Mr. Kifolo seconded the motion. The motion carried unanimously.
  - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 602.04.F – Dead-end streets based on the justification provided. Mr. Kifolo seconded the motion. The motion carried unanimously.
  - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 604.05.D – Fifty (50') foot setback from the right-of-way for a high voltage electric transmission line subject to the conditions in Mr. Webber's November 13, 2019 review letter. Mr. Kifolo seconded the motion. The motion carried. Ms. Kelly was opposed.
  - Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 607.03.F.6 – Required spacing of street trees. Mr. Kifolo seconded the motion. The motion carried unanimously.
  - Mr. Ebersole made a motion to recommend conditional approval of the Land Development and Subdivision Plan subject to the satisfaction of the conditions in Mr. Webber's November 13, 2019 review letter, especially in relation to item 12 under the Subdivision and Land Development section of the letter. Mr. Reed seconded the motion. The motion carried unanimously.
- **LTPC 292 – 4A LLC – Sketch Plan – Briefing Item**
  - Timothy Diehl, HD Engineering Solutions, Inc., presented a proposed plan for the development of a parcel at the end of Riverside Avenue and E. Orange Street. They are proposing a multi-family development with 57 units in 6 buildings.
  - Ms. Sowers asked if this will be built in the floodplain.
    - Mr. Diehl stated it will be, but that will be accounted for in their land development plan.
  - Mr. Reed asked if the utilities have enough capacity to add this many units.
    - Mr. Diehl stated they will need to look into that.

- The applicant intends to work with the township to develop this parcel in conjunction with the township's planned stormwater management improvements on an adjacent parcel.
- Discussion ensued on the submitted sketch plan.
- No action was taken on this plan.

**Old Business:**

- None

**New Business:**

- **Bean Hill Road Rezoning – Discussion Item**

- Mr. Webber explained that at their October 14, 2019, meeting, the Board of Supervisors made a decision to undertake consideration of a rezoning of several parcels of land near the intersection of Wabank Road and Bean Hill Road.
- Mr. Ebersole asked how we got to this point.
  - Mr. Daniels explained the various parties involved with the previously proposed rezoning for these parcels withdrew their plans because they were unable to create a plan that satisfied all of the parcel owners; however, the township would still like to see these properties rezoned, and that is why the supervisors are proposing going through this process.
- Mr. Webber noted the area is noted as campus/open space per the county's comprehensive plan; however, it is currently zoning Residential R-3.
  - Ms. Sowers expressed concern over developing land that could be left as open space, especially in relation to the industrial use abutting the river.
  - Mr. Webber stated the open space is an issue to consider.
- Mr. Ebersole suggested having a representative from the Lancaster County Planning Commission to discuss the LCPC's comprehensive plan and its designation for these parcels of land.
- Ms. Sowers requested a breakdown of how much of each zoning district we have in the township.
- Laura Knarr, 636 Bean Hill Rd, stated the developer who was proposing to develop one of her parcels was only proposing to develop a portion of the property. Before she lost the contract with the developer, she was in favor of rezoning the parcels that are proposed to be rezoned as industrial. Because she no longer has the contract with that developer, she is now concerned about how that parcel could be developed if it is rezoned and she cannot get that developer back.
- Claudia Shenk, C-B Tool, stated C-B Tool is in favor of the rezoning change.
- No action was taken on this item.

**Adjournment:**

The meeting was adjourned at 9:00 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, December 17, 2019 at 7:00 p.m.

Respectfully submitted,



Angie Sowers  
Secretary

