

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – June 16, 2020

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, June 16, 2020, virtually via Zoom. 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, Tom Kifolo, and Angela Sowers. Also in attendance were Tom Daniels, Zoning Officer, Gretchen Smith, Planning & Zoning Assistant; Ben Webber, Township Engineer; and other interested parties.

Approval of Minutes – May 19, 2020

- The May 19, 2020, LTPC meeting minutes were approved.

- **Public Participation or Comments:**
 - None

STORMWATER MANAGEMENT PLANS:

- **LTPC 297 – 1429 Marietta Ave – Stormwater Management Site Plan – Action Item**
 - Mr. Dan Hershey, Hershey Engineering Inc., provided a summary of the changes that have been made since the Planning Commission last saw this plan.
 - The comments in Mr. Webber's initial review letter have been addressed. Several changes have been made; however, they have not impacted the Stormwater Management Plan significantly.
 - The applicant is currently working on the O&M Agreement, Financial Security, and items for PennDOT and intend to have those items prepared for the July Board of Supervisors meeting.
 - Mr. Ebersole made a motion to recommend approval of the modification request for Stormwater Management Ordinance (SWMO) Section 229-36.4.C(1) – Minimum width of easements, in accordance to Mr. Webber's review letter dated May 19, 2020.. Ms. Sowers seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend approval of the modification request for SWMO Section 229-46.4(a)[4] – Minimum pipe diameter, in accordance to Mr. Webber's review letter dated May 19, 2020. Mr. Hendricks seconded the motion. The motion carried unanimously.

- Mr. Ebersole made a motion to recommend approval of the modification request for SWMO Section 229-46.11 – Inlets or manholes at changes in pipe direction, in accordance to Mr. Webber's review letter dated May 19, 2020. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of the Stormwater Management Site Plan for 1429 Marietta Ave conditioned upon satisfaction of Mr. Webber's review letter dated May 19, 2020. Ms. Sowers seconded the motion. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 255 – Lancaster Country Day School – Post-Construction Modification Requests – Briefing Item**

- Mr. Brent Good, ELA Group Inc., stated significant improvements have been made to Hillcrest Road near Lancaster Country Day School. The cartway was increased by 7-feet, and curbing, sidewalk, and ADA ramps were added. Due to the proximity of the existing homes along Hillcrest Road, they are not able to meet some of the Township's requirements and are requesting modifications.
- Discussion ensued on the requested modifications. Mr. Webber stated he is in favor of the requests based on the justification that has been provided.
- Mr. Ebersole made a motion to recommend approval of the modification request for Subdivision and Land Development Ordinance (SALDO) Section 602.1.K – Minimum cross-slope of 2%, in accordance with Mr. Webber's review letter dated May 21, 2020. Mr. Hendricks seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of the modification request for SALDO Section 607.F.6 – Street tree spacing, in accordance with Mr. Webber's review letter dated May 21, 2020. Ms. Sowers seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of the modification request for Stormwater Management Ordinance (SWMO) Section 229-46.4(a)[2] – Minimum pipe slope, in accordance with Mr. Webber's review letter dated May 21, 2020. Ms. Sowers seconded the motion. The motion carried unanimously.
- Mr. Ebersole made a motion to recommend approval of the modification request for SWMO Section 229-46.4(a)[3] – Minimum pipe cover, in accordance with Mr. Webber's review letter dated May 21, 2020. Mr. Hendricks seconded the motion. The motion carried unanimously.

Old Business:

- None

New Business:

- None

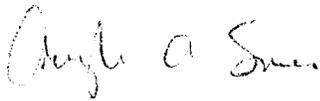
Announcements:

- Mr. Webber stated the Township has received a Stormwater Management Site Plan for 3 parcels located near the intersection of Hamilton Road and Hillcrest Road. This project is expected to be on next month's agenda as a briefing item.

Adjournment:

The meeting was adjourned at 7:45 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, July 21, 2020 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary