

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – April 21, 2020

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, April 21, 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, Gary Jones, 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 – February 18, 2020

- The February 18, 2020 LTPC meeting minutes were approved.

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

STORMWATER MANAGEMENT PLANS:

- **SWM 20-0035 – Buchanan Elementary – Waiver Request – Briefing Item**
 - Mr. Steve Gergely, Harbor Engineering, Inc., discussed the proposed plan, which is designed to alleviate a ponding issue at the new Buchanan Elementary School. The plan calls for surface stormwater facilities to be installed onto the property which is owned by the School District of Lancaster. The proposed improvement will provide drainage near Maple and Rider Avenues.
 - The applicant is requesting a waiver of the Lancaster Township Stormwater Management Ordinance (2014) Section 229-36 – Major Land Disturbance.
 - Mr. Ebersole made a motion to recommend approval of the request, conditioned upon Township Engineer, Ben Webber's, March 9, 2020 review letter. Mr. Hendricks seconded the motion. The motion carried unanimously.

- **LTPC 276 – City of Lancaster Groff's Run Daylighting/Restoration – Stormwater Management Site Plan Waiver Request – Action Item**
 - Ms. Ruth Hocker, City of Lancaster, provided an overview of the project. It does not involve any new impervious areas or structures. The majority of the project is in Manheim Township, with a small portion in Lancaster

Township. The project will decrease the surface runoff that drains into the City's sewer system.

- The applicant is requesting a waiver of Article IV of the Lancaster Township Stormwater Management Ordinance (2014).
- Mr. Ebersole made a motion to recommend approval of the request, conditioned upon Township Engineer, Ben Webber's, March 9, 2020 review letter. Ms. Sowers seconded the motion. The motion carried unanimously.

- **LTPC 297 – Lot 26 Marietta Ave – Stormwater Management Site Plan – Briefing Item**

- Mr. Dan Hershey, Hershey Engineering, discussed the plan. The property has been provided with a street address of 1429 Marietta Ave. It is an existing subdivided lot upon which the applicant wishes to build a new single family home and swimming pool.
- The applicant has requested the following modifications of the Lancaster Township Stormwater Management Ordinance (2014):
 - Section 229.436.4.C(1) – Easements
 - Section 229.46.4 – Pipe Diameter
 - Section 229.46.11 – Inlets or Manhole at Change in Pipe Direction
- The applicant intends to address the items listed in Mr. Webber's review letter dated April 8, 2020, and submit revised plans for next month's meeting.
- No action was taken on this item.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 296 – Conestoga View – Lot Add—On Plan – Briefing Item**

- Mr. Tim Arntz, Light-Heigel & Associates, Inc., discussed the lot add-on plan for Conestoga View. The applicant is requesting to adjust the property line. The main objectives at this time are to adjust a lot line so that it will be centered on an existing access drive and transfer a parking lot to the property that is using it. The lots that will be affected by this change will still adhere to the township's zoning regulations.
- Ms. Kelly noted that there are a number of comments on Mr. Webber's March 27, 2020, review letter that need to be addressed. Mr. Webber stated Light-Heigel has attempted to address as many as possible, but there are some that they are unable to address currently. Mr. Webber noted that the items which are unable to be addressed at this time are substantial enough that he does not recommend the Planning Commission take action on this item at this meeting.
 - The Planning Commission was in agreement that they are not ready to take action at this time.
- No action was taken on this item.

Old Business:

- None

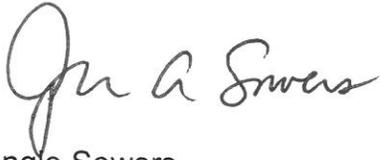
New Business:

- None

Adjournment:

The meeting was adjourned at 7:30 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, May 19, 2020 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Angle Sowers". The signature is written in black ink and is positioned above the printed name and title.

Angle Sowers
Secretary

