

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – October 17, 2023

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, October 17, 2023, at the Lancaster Township Municipal Building. The meeting was called to order at 7:00p.m. by LTPC Chairman, Glenn Ebersole, with the following LTPC members in attendance: Gordon Reed, Angela Sowers, Tom Kifolo, Tom McDermott, Alimayu Thrash, and Deborah Martinez. Also in attendance were Tom Daniels, Township Zoning Officer, Ben Webber, Township Engineer, and other interested parties.

Approval of Minutes – August 15, 2023

- August 15, 2023, LTPC meeting minutes were approved.

Public Participation or Comments:

- None

STORMWATER MANAGEMENT PLANS:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 321 – 1123 Spring Grove Ave – Final Plan Processing Waiver Request - Briefing Item**
 - Mr. Greg Strausser, Strausser Surveying and Engineering, Inc., provided an overview of the plan.
 - The project involves 1121 and 1123 Spring Grove Ave., as well as 1124 Maple Ave.
 - There is a 3-bay garage at the rear of 1123 Spring Grove Ave., with each bay deeded to one of the subject properties.
 - The applicant is proposing to modify the lot lines to bring the garage solely under the ownership of 1123 Spring Grove Ave.
 - No improvements or developments will be made to any of the involved lots.
 - Mr. Webber noted this project does not need to be processed as a full lot add-on plan with the items that would be required for that type of project, so the applicant is requesting a waiver of the Final Plan Application and Processing Procedures.
 - Discussion ensued on details of the plan.

- Ms. Sowers made a motion to recommend the Planning Commission move this item from a Briefing Item to an Action item. Mr. Kifolo seconded the motion. The motion carried unanimously.
- Ms. Sowers made a motion to recommend the Board of Supervisors approve the Final Plan Processing Waiver Request for 1123 Spring Grove Ave., contingent upon satisfaction of the items listed in Mr. Webber's October 12, 2023, review letter. Mr. Reed seconded the motion. The motion carried unanimously.
- **LTPC 278 – Smith Wade-El Elementary School – Field Change Request – Briefing Item**
 - Mr. Webber explained although the school building is in use, the subject project is not complete from a Land Development Plan standpoint.
 - There is a pathway that extends from the school property to South West End Ave. Bollard lights were to be installed along this pathway; however, they have been vandalized several times. The applicant is seeking relief from the requirement for the installation of these lights.
 - In his letter dated October 12, 2023, Mr. Webber recommended the School District to install an alternative system of lighting, which the School District has since agreed to.
 - Ms. Sowers recommended the Board of Supervisors deny this Field Change Request and require the installation of an alternative lighting system as described in Mr. Webber's October 12, 2023, review letter. Mr. Kifolo seconded the motion. The motion carried unanimously.

Old Business:

- **None**

New Business:

- **City of Lancaster Comprehensive Plan – Discussion Item**
 - The City of Lancaster has submitted a draft copy of their proposed Comprehensive Plan and asked the Township to review it and provide feedback.
 - Mr. Webber noted there are several places in the plan that reference improvements which would be made by the City within Lancaster Township.
 - Discussion ensued on these items.
 - The Planning Commission members agreed that while they are supportive of the proposed improvements within Lancaster Township, they would like to see the City collaborate with the Township on those projects and ensure proper permits and approvals are acquired for the work done within the Township.

Announcements:

- None

Adjournment:

The meeting was adjourned at 7:45 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, November 21, 2023, at 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Angie Sowers".

Angie Sowers
Secretary