

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – December 20, 2022

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, December 20, 2022, 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: Angie Sowers, Tom Kifolo, Gary Jones, Tom McDermott, Deborah Martinez, and Gordon Reed. Also in attendance were Tom Daniels, Township Zoning Officer, Ben Webber, Township Engineer; and other interested parties.

Approval of Minutes – November 15, 2022

- The November 15, 2022, LTPC meeting minutes were approved.

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

STORMWATER MANAGEMENT PLANS:

- **LTPC 313 - Little Conestoga Blue/Green Corridor – Stormwater Management Site Plan – Action Item**
 - Mr. Brent Good, ELA Group, Inc., explained the multi-phase Little Conestoga Blue/Green Corridor Project. The project will include stream restoration, floodplain and wetland restoration, removal of sediment, and the construction of multi-modal trails. The project will start near the Conestoga House in Lancaster Township and will affect multiple property owners and municipalities.
 - Mr. Webber stated the outstanding items in his December 5, 2022, review letter can be addressed on a township staff level. The biggest concern is getting the approval letters from all the affected property owners.
 - Ms. Sowers made a motion to recommend the Board of Supervisors approve the waiver request for Stormwater Management Ordinance (SWMO) Section 229-36.1.A – Plan Scale, conditioned upon satisfaction of Mr. Webber's December 5, 2022, review letter. Mr. Kifolo seconded the motion. The motion carried unanimously.
 - Ms. Sowers made a motion to recommend the Board of Supervisors approve the waiver request for SWMO Article V – Stormwater Management Standards, conditioned upon satisfaction of Mr. Webber's December 5, 2022,

review letter and the township's receipt of letters from the affected property owners. Mr. Kifolo seconded the motion. The motion carried unanimously.

- Ms. Sowers made a motion to recommend the Board of Supervisors approve LTPC 313 Little Conestoga Blue/Green Corridor Stormwater Management Site Plan, conditioned upon satisfaction of Mr. Webber's December 5, 2022, review letter. Mr. Kifolo seconded the motion. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 314 – Wheatland Presbyterian Church – Land Development Plan – Action Item**

- Ms. Aislynn Herbst, RGS Associates, stated the project will involve two building additions, expansion of the parking lot, and modifications to the entrance and exit of the parking lot.
- Ms. Sowers made a motion to recommend the Board of Supervisors approve the waiver request for Subdivision & Land Development Ordinance (SALDO) 402.04.E(5) – Capacity & Condition of Existing Stormwater Structures. Mr. Kifolo seconded the motion. The motion carried unanimously.
- Mr. Kifolo made a motion to recommend the Board of Supervisors table the waiver request for SALDO 602.01.I – Street Reconstruction and Widening, pending receipt of PennDOT's Highway Occupancy Permit. Mr. Reed seconded the motion. The motion carried unanimously.
- Mr. Kifolo made a motion to recommend the Board of Supervisors table the waiver request for SALDO 602.05.E and 602.09.A – Minimum Radius for Cartway Edge at Street Intersections, pending receipt of PennDOT's Highway Occupancy Permit. Mr. Reed seconded the motion. The motion carried unanimously.
- Mr. Kifolo made a motion to recommend the Board of Supervisors approve the modification request for SALDO 603.01.G – Lighting. Mr. Reed seconded the motion. The motion carried unanimously.
- Mr. Kifolo made a motion to recommend the Board of Supervisors table the waiver request for SALDO 603.03 – Curbing, pending receipt of PennDOT's Highway Occupancy Permit. Mr. Reed seconded the motion. The motion carried unanimously.
- Mr. Kifolo made a motion to recommend the Board of Supervisors approve the modification request for Stormwater Management Ordinance (SWMO) 239-46.5 – Stormwater structure and pipe standards per PennDOT, for any structure not required by PennDOT. Mr. Reed seconded the motion. The motion carried unanimously.
- Mr. Webber stated the township recently received the traffic impact study and this needs to be reviewed and discussed. He also mentioned that the

Highway Occupancy Permit application was submitted at the same time. However, the plans associated with that application are inconsistent with the previously submitted Land Development Plans.

- Mr. Kifolo made a motion recommend the Board of Supervisors table action on LTPC 314. Mr. Reed seconded the motion. The motion carried unanimously.

- **LTPC 316 – Parikh Popeyes – Land Development Plan – Briefing Item**

- Mr. Steve Hackett, Site Design Concepts. Inc. on behalf of The Parikh Network, presented a plan that proposes to demolish the existing bank building located in the Stone Mill Plaza parking lot and build a new restaurant with parking and two driveway-thru lanes on the site.
- Discussion ensued on multiple aspects of the plan, especially the Park and Ride requirements and the bus shelter requirements.
- No action was taken on this item.

- **LTPC 317 – Wabank Road Self Storage (1750 Wabank Road) – Land Development Plan – Action Item**

- Mr. Derek Dissinger, Barley Snyder, provided a brief overview of the plan.
- Ms. Sowers made a motion to recommend the Board of Supervisors approve the waiver request for Subdivision & Land Development Ordinance (SALDO) 402.02.A – Plan Scale. Mr. Jones seconded the motion. The motion carried unanimously.
- The applicant is requesting waivers of street reconstruction and widening for both Bean Hill and Wabank Roads. The applicant has proposed a fee-in-lieu-of amount for road reconstruction, widening, and curbing along Bean Hill Road; however, the township only received this request today and it needs to be verified if this amount is appropriate.
 - Discussion ensued on this item and it was agreed to continue the discussion of the other waivers at this time.
- The applicant is requesting a waiver of SALDO 610 – Emergency Access. The applicant stated their written waiver request will be modified to include additional information.
- Some of the waiver requests are being withdrawn as noted in Mr. Webber's review letter dated December 12, 2022.
- Mr. Ed Fisher, Light-Heigel, explained the location and layout of the proposed trail.
 - Discussion ensued on the proposed trail.
- The Planning Commission stated they are supportive of the waiver requests; however, they need to see the waiver justifications in writing and the revised plans based on Mr. Webber's December 12, 2022, review letter.

- A landscape plan was provided by Mr. Elliot Shibley, Integrated Consulting. Mr. Shibley provided an overview of the plan. Mr. Webber will need to review this plan.
- The Planning Commission chose not to take action on this item due to the number of outstanding items on Mr. Webber's December 12, 2022, review letter.

Old Business:

- None

New Business:

- None

Announcements:

- None

Adjournment:

The meeting was adjourned at 9:00 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, January 17, 2023, at 7:00 p.m.

Respectfully submitted,

Angie Sowers
Secretary