

**LANCASTER TOWNSHIP PLANNING COMMISSION**

**1240 Maple Avenue**

**Lancaster PA 17603**

**MEETING MINUTES – February 21, 2023**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, February 21, 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: Tom Kifolo, Alimayu Thrash, Deborah Martinez, and Gordon Reed. Also in attendance were Tom Daniels, Township Zoning Officer, Ben Webber, Township Engineer, and other interested parties.

**Election of Officers**

Mr. Kifolo made a motion to keep the officers the same as they were in 2022. Ms. Martinez seconded the motion. The motion carried unanimously.

**Approval of Minutes – December 20, 2022**

- The December 20, 2022, LTPC meeting minutes were approved.
  
- **Public Participation or Comments:**
  - None

**STORMWATER MANAGEMENT PLANS:**

- None

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 314 – Wheatland Presbyterian Church – Land Development Plan – Action Item**
  - Mr. Webber provided background on the project and stated the outstanding issues with PennDOT have been resolved and he is in support of the waiver requests and the plan itself.
  - Ms. Aislynn Herbst, RGS Associates, stated they have received comments from DEP and the water authority and they will be addressing those as well as the outstanding comments from the township's review letter. She noted the sewer authority has approved the plan.
  - Mr. Thrash made a motion to recommend the Board of Supervisors approve the waiver and modifications as listed in Mr. Webber's January 26, 2023, review letter. Mr. Kifolo seconded the motion. The motion carried unanimously.

- Mr. Thrash made a motion to recommend the Board of Supervisors approve the Land Development Plan for Wheatland Presbyterian Church, subject to Mr. Webber's January 26, 2023, letter. Mr. Kifolo seconded the motion. The motion carried unanimously.
- **LTPC 317 – Wabank Road Self Storage (1750 Wabank Road) – Subdivision Plan – Action Item**
  - Mr. Webber provided background on the project and stated that based on the information provided, he is in support of recommending this to the Board of Supervisors for approval.
  - Mr. Ed Fisher, Light-Heigel, stated he believes they can comply with the outstanding comments in Mr. Webber's February 9, 2023, review letter.
  - Mr. Kifolo made a motion to recommend the Board of Supervisors approve the waiver and modification requests as listed in Mr. Webber's February 9, 2023, review letter, conditioned upon the satisfaction of the comments in that review letter. Mr. Reed seconded the motion. The motion carried unanimously.
  - Mr. Kifolo made a motion to recommend the Board of Supervisors approve the Subdivision Plan for Wabank Road Self Storage (1750 Wabank Road) conditioned upon the satisfaction of the comments in Mr. Webber's February 9, 2023, review letter. Mr. Reed seconded the motion. The motion carried unanimously.
- **LTPC 317 – Wabank Road Self Storage (1750 Wabank Road) – Land Development Plan – Action Item**
  - Mr. Webber stated there were several items that needed to be worked through, and have been worked through, and he is in support of recommending the approval of this plan.
  - Mr. Thrash made a motion to recommend the Board of Supervisors approve the waiver and modification requests as listed in Mr. Webber's February 9, 2023, letter, conditioned upon the satisfaction of the comments in that review letter. Mr. Kifolo seconded the motion. The motion carried unanimously.
  - Mr. Kifolo made a motion to recommend the Board of Supervisors approve the Land Development Plan for Wabank Road Self Storage (1750 Wabank Road) conditioned upon the satisfaction of the comments in Mr. Webber's February 9, 2023, review letter. Mr. Thrash seconded the motion. The motion carried unanimously.

**Old Business:**

- **None**

**New Business:**

- **None**

**Announcements:**

- **None**

**Adjournment:**

The meeting was adjourned at 7:30 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, March 21, 2023, at 7:00 p.m.

Respectfully submitted,

Angie Sowers  
Secretary