

**LANCASTER TOWNSHIP PLANNING COMMISSION**

**1240 Maple Avenue**

**Lancaster PA 17603**

**MEETING MINUTES – July 18, 2023**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, July 18, 2023, at the Lancaster Township Municipal Building. The meeting was called to order at 7:00p.m. by LTPC Vice-Chairman, Gordon Reed, with the following LTPC members in attendance: Angela Sowers, Tom Kifolo, Tom McDermott, and Deborah Martinez. Also in attendance were Tom Daniels, Township Zoning Officer, Ben Webber, Township Engineer, and other interested parties.

**Approval of Minutes – April 18, 2023**

- April 18, 2023, LTPC meeting minutes were approved.

**Public Participation or Comments:**

- None

**STORMWATER MANAGEMENT PLANS:**

- None

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 304 – Bausman Place Apartments – SWMO Modification Request – Briefing Item**
  - Mr. Webber provided background on the project. The Bausman Place Apartments Land Development Plan was previously approved, and construction has started on the site. Due to elevation issues related to the installation of 3 storm drain inlets the developer is requesting a modification of Stormwater Management Ordinance Section 229-46.5 – Stormwater structure standards per PennDOT to permit the use of 8” thick storm sewer inlet lids in lieu of the 11” that is required.
    - Mr. Webber stated he is in support of this request. He has consulted with the Lancaster Township Public Works Department and they are in support of it as well.
  - Mr. Reed asked if there were any disadvantages to this change.
    - Mr. Webber stated it could cause a shorter lifespan, but from a functional standpoint, there is no difference.
  - Ms. Sowers made a motion to recommend the Board of Supervisors approve the modification request for Stormwater Management Ordinance Section 229-46.5 – Stormwater structure standards per PennDOT. Mr. Kifolo seconded the motion. The motion carried.

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

- Mr. Steve Hackett, Site Design Concepts, provided an overview of the project. The developer plans to demolish the existing bank building in Stone Mill Plaza and build a new Popeye's restaurant.
- The developer has made the following waiver and modification requests:
  - Stormwater Management Ordinance (SWMO) 229-48 – Volume Control
  - Subdivision & Land Development Ordinance (SALDO) 403.E.12 – Boundary corner markers
  - SALDO 602.01.I.1 – Street Reconstruction
  - SALDO 603.B – Sidewalks
  - SALDO 607.6.H – Street Tree Species
- Ms. Sowers asked about traffic concerns.
  - Mr. Hackett stated a queue analysis has been done and provided to the township which shows that the design provided should be able to handle the anticipated amount of traffic.
  - Mr. Webber noted he has been provided with information from both Traffic Resource Group (TRG) and Rettew stating the site should be able to handle the anticipated amount of traffic; however, it is a matter he is concerned about, but he cannot recommend denial because of the information that has been provided.
- Mr. McDermott made a motion to recommend the Board of Supervisors approve the waiver and modification requests as listed in Mr. Webber's review letter dated June 7, 2023. Mr. Kifolo seconded the motion. The motion carried.
- Mr. Kifolo made a motion to recommend the Board of Supervisors approve the Land Development Plan for LTPC 316 Parikh Popeyes, conditioned upon satisfaction of Mr. Webber's June 7, 2023, review letter. Ms. Sowers seconded the motion. The motion carried.

- **LTPC 317 - Wabank Road Self-Storage – SWMO Modification Request – Briefing Item**

- Mr. Webber explained the project has both a subdivision plan and a land development plan component, which were conditionally approved. The developer's engineer, Light Heigel, has submitted revised plans to address the comments in Mr. Webber's review letter. One of the items that was addressed is a trail that previously included a bridge. As part of the revision, the developer's engineer is proposing to install a culvert instead of the bridge.
  - If the bridge is changed to a culvert, there is a requirement that the plan must meet all the Stormwater Management Ordinance Site Plan Application requirements. Because of this, the applicant is requesting a waiver of this requirement.
- Discussion ensued on the effects of changing the bridge to a culvert.
- Mr. McDermott made a motion to recommend the Board of Supervisors approve the requested waiver of Storm Water Management Ordinance (SWMO) 229-28 – Processing of a Storm Water Management Site Plan

Application. Mr. Kifolo seconded the motion. The motion carried. Ms. Sowers was opposed.

**Old Business:**

- None

**New Business:**

- None

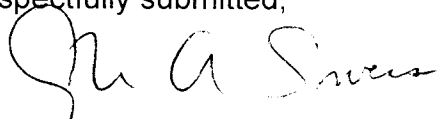
**Announcements:**

- None

**Adjournment:**

The meeting was adjourned at 8:00 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, August 15, 2023, at 7:00 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Angie Sowers". The signature is written in a cursive style with a large initial "A".

Angie Sowers  
Secretary