

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – December 15, 2020

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, December 15, 2020, 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, Gary Jones, Richard Hendricks, 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 – November 17, 2020

- The November 17, 2020, LTPC meeting minutes were approved.

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

STORMWATER MANAGEMENT PLANS:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 188 – Southern Village Phase II (Lot 262) – Post Construction Modification Request – Action Item**
 - Mr. Webber noted this is the townhouse portion of the Southern Village development also referred to as the Plantation at Southern Village. The subject site was approved by the Township as depicted on plans recorded in 2006. Some of the improvements depicted on the plans were either not installed or are different from what was shown on the plans. There have been several outstanding issues, many of which the developer, Mr. Joseph Nadu, has resolved; however, there are some that are being submitted as modification requests. Because these items were part of the original approved plans, the modification requests need to go before the Planning Commission and Board of Supervisors for approval. These modification requests include landscaping, lighting, and an As-Built Plan.
 - Ms. Sowers asked if any precedents are being set by approving these modifications. Mr. Webber stated he does not believe so because these requests are site specific and unique to this situation.
 - Mr. Jones asked if what has been installed is equivalent to what was on the approved plan. Mr. Webber said it is not equivalent, but it is adequate

and meets the requirements of the Township, while what was on the plan exceeded the requirements. These facilities will be privately owned and do not present maintenance concerns for the Township.

- Mr. Ebersole recommended approval of the three modification requests for landscaping, lighting, and As-Built Plan in accordance with the recommended approval in Mr. Webber's December 1, 2020, review letter. Mr. Jones seconded the motion. The motion carried unanimously.

Old Business:

- None

New Business:

- None

Announcements:

- Ms. Kelly announced this is Mr. Hendricks' last meeting and thanked him for his service and input to the Planning Commission over the years.

Adjournment:

The meeting was adjourned at 7:20 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, January 19, 2021 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary