

**LANCASTER TOWNSHIP PLANNING COMMISSION**  
**1240 Maple Avenue**  
**Lancaster PA 17603**

**MEETING MINUTES – February 18, 2020**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, February 18, 2020, at the Lancaster Township Municipal Building. The meeting was called to order at 7:00p.m. by LTPC Chairman, Melissa Kelly, with the following LTPC members in attendance: Glenn Ebersole, Richard Hendricks, Gary Jones, 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 – January 21, 2020**

- The January 21, 2020 LTPC meeting minutes were approved.
  
- **Public Participation or Comments:**
  - None

**STORMWATER MANAGEMENT PLANS:**

- **LTPC 293 – South Water Storage Tank – Stormwater Management Site Plan – Discussion Item**
  - Mr. Webber stated township representatives met on site and walked the proposed construction area taking note of non-invasive and viable trees to get a count and diameter reading to find the aggregate diameter of the trees that are proposed to be removed for this project. They also tried to figure out where new trees could be located.
    - This information was then sent to the City and they found it was not possible to replace the aggregate diameter of the trees that are proposed to be removed for this project. It would involve too many trees.
  - Ms. Cindy McCormick, City of Lancaster, stated the City is proposing to replace the trees in a 1:1 ratio.
  - Discussion ensued on the size and type of trees that are to be removed and replaced as well as their locations.
  - Ms. Kelly stated she thinks this is reasonable based on the justification provided.
  - Mr. Webber asked for a recommendation to amend the prior recommendation for approval and stipulate that 80 replacement trees would be planted rather than replacing the trees according to the aggregate diameter of the trees being removed. Mr. Ebersole moved. Mr. Hendricks seconded the motion. The motion carried unanimously.

- In further discussion of Mr. Webber's review letter dated February 18, 2020, Mr. Webber stated that it is his belief that there is no need for a waiver request if the applicant exceeds the requirements of the Ordinance. The requirement of the Ordinance is to provide water main profiles at 1"=50' and the profiles provided are at 1"=30'.
  - Mr. Webber noted not all of the required plan contents were met by the submitted plan; however, the Buchanan Elementary plan (LTPC 278) and the plan for the Susquehanna Large Diameter Transmission Main (LTPC 277) offered a significant amount of information, including that which is needed for this plan, and can act as an alternative for the required information.
  - Mr. Ebersole made a motion to recommend approval of the additional waiver requests as outlined in Mr. Webber's review letter dated February 18, 2020. Mr. Hendricks seconded the motion. The motion carried unanimously.
  - Mr. Webber noted the other waiver request is a revision to something the applicant already asked for regarding loading ratios. This was previously recommended for approval, but because the design has changed, that changed the proposed loading ratio. Mr. Webber stated he is still in favor of this modification request.
    - The Planning Commission stated they are in favor of this modification request.
- **LTPC 295 – 1780 Wabank Road (Blue Rock Ventures) – Stormwater Management Site Plan – Briefing Item**
    - Mr. Webber stated this is a Stormwater Management Site Plan to address stormwater concerns at 1780 Wabank Road, which is the quarry. It is a portion of Southern Village Phase II. Since that Land Development Plan was approved, grading has been done on the lot and it has been unclear to the township what the purpose of the grading has been and what the impact has been to the stormwater on the property. This stormwater plan is an attempt to address those issues and depict the impervious areas that have been added and also depict the impact on the flood plain and evaluating the capacity of the storm sewer that's in place.
    - Mr. Jim Sanchez stated the intention of this plan is to show that the site is in compliance with the Township's Ordinances. The site is used as a BMP for Southern Village. They are comparing the site conditions from 2002 through 2019 to compare what was filled and what was not filled. They are looking to see what effect this has on the water flow into the Conestoga River and the quarry pool. Mr. Sanchez stated he found there has been almost a balance of cut and fill and there has been minimal effect of the flow of water into the Conestoga River and the quarry pool.
    - Mr. Webber stated the quarry pool is being looked at by both Mr. Sanchez and Mr. Bill Swiernik from David Miller/Associates, to determine what maintaining the quarry as a BMP looks like. The two developments are working together on this, but the township is asking Blue Rock Ventures to only look at the issues that are in their control.

- Mr. Webber stated this is one of the compliance steps Blue Rock Ventures is taking to be in accordance with a Consent Agreement that the Township has with them to resolve a number of issues at this property.
- No action was taken at this time.

#### **SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 294 – 1750 Wabank Road (Self-Storage Facility) – Sketch Plan – Briefing Item**

- Mr. Bob Illo, Architecture & Engineering Innovations, presented a plan for a self-storage facility to be located at 1750 Wabank Road.
  - The plan proposes 9 storage buildings and 1 additional building for an office, which is to be manned during normal business hours. There will also be outdoor gravel storage areas for RVs.
  - Access to the site is from Bean Hill Road through a gate and there will be a fence around the property for security.
  - The plan submittal includes 3 variances for the Zoning Hearing Board and 6 waiver/modification requests for the Planning Commission's consideration.
  - Discussion ensued on the waiver/modification requests.
  - Mr. Ebersole asked for the status of the proposed rezoning of this property.
    - Mr. Daniels stated the proposed rezoning for this property is on the March Board of Supervisors agenda.
  - Ms. Carol Auster, North Pier Drive, asked if there is any screening proposed for the residents across Bean Hill Road.
    - Mr. Illo stated they are requesting relief from providing screening.
  - Ms. Auster also stated she is concerned about the entrance location along Bean Hill Road.
    - Mr. Webber noted a self-storage facility should have less trips generated from it than many of the other uses that could be proposed for this property.
  - Mr. Reed asked if the facility would be connected to the public water and sewer systems.
    - Mr. Illo stated if the public water and sewer systems are there, they will be using it. The only connection would be for a single person restroom in the office. There will be no washing of vehicles at this site.

**Old Business:**

- None

**New Business:**

- None

**Adjournment:**

The meeting was adjourned at 8:15 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, March 17, 2020 at 7:00 p.m.

Respectfully submitted,

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

Angie Sowers  
Secretary