

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – August 18, 2020

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, August 18, 2020, at the Maple Grove Community 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, Gary Jones, Richard Hendricks, Gordon Reed, Tom Kitolo, 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 – June 16, 2020

- The June 16, 2020, LTPC meeting minutes were approved.

- **Public Participation or Comments:**

- None

STORMWATER MANAGEMENT PLANS:

- **LTPC 295 – 1780 Wabank Road – Stormwater Management Site Plan –**

Action Item

- Mr. Jim Sanchez, Sanchez & Associates, Inc., presented revised plans. There are no concerns regarding Mr. Webber's review letter dated August 4, 2020. They are preparing final land development plans which they intend to submit after the Stormwater Management Site Plan is determined to be acceptable.
- Mr. Webber stated the review letter is comprehensive and mostly technical items. Mr. Webber and Mr. Sanchez can work through these technical details even if the Planning Commission allows the plan to move forward. Mr. Hendricks asked where the impervious materials that are to be removed will be located.
- Mr. Sanchez stated they will be taken off the site, but at this time a final location has not been determined.
- Mr. Ebersole made a motion to recommend approval of the SWM plan for 1780 Wabank Rd conditioned upon Mr. Webber's August 4, 2020 review letter. Mr. Hendricks seconded the motion. The motion carried unanimously.

- **LTPC 299 – 1213 Valley Road – Stormwater Management Site Plan – Briefing Item**
 - Mr. Peter Alexih presented a Stormwater Management Site Plan for a parcel facing Hamilton Road; however, the address will be Valley Road because the driveway will exit onto Valley Road. The parcel was originally 3 lots, but they have been merged into 1 lot.
 - They have been working through Mr. Webber's July 13, 2020, review letter. The only concern they have is related to the swale that starts at the end wall at Hillcrest Rd and ends off the property at the headwall at Hamilton Road. Discussion ensued regarding the current condition of the swale and the future maintenance of the swale.
 - The applicant and the township engineer will continue to work through the items on the review letter.
 - No action was taken at this time.

- **LTPC 300 – 28 Riverside Ave – Stormwater Management Site Plan – Briefing Item**

- Mr. Webber provided a summary of the project. 28 Riverside Ave is a vacant lot along a PADOT highway with curbing in front of it and a depression in the curbing for a potential driveway. The applicant is proposing to build a single family home on the lot. We have not received revised plans as of the meeting, but after those are received, this plan is expected to be presented again at a future meeting.
- No action was taken at this time.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 296 – Conestoga View – Lot Add-On Plan – Action Item**
 - Mr. Charlie Suhr and Mr. Tim Arntz presented revised plans. This plan was last presented to the Planning Commission in April. The applicants are proposing to adjust the lot lines between two properties. They have been working through Mr. Webber's review letter.
 - Mr. Arntz raised a question regarding the requirement for the Ownership & Maintenance (O&M) Agreement which was never recorded for the prior subdivision.
 - Mr. Suhr stated if this was a condition of the previous subdivision plan's approval (2009), then they can create one based on the previous documentation.

- Discussion ensued on other items in Mr. Webber's review letter including Mr. Webber's suggestion for a right-turn only at the intersection with S. Broad Street.
- Mr. Ebersole asked Mr. Webber to confirm if the plan is resubmitted, there is not going to be anything the Planning Commission will need to review.
 - Mr. Webber confirmed this.
- Mr. Hendricks asked if they agree to recommend approval, does that mean the PC agrees with the letter.
 - Mr. Webber stated if the Planning Commission disagrees with any portion of the letter they can make that part of the conditions in their recommendation.
- Mr. Ebersole made a motion to recommend conditional approval based upon the resolution of the comments in Mr. Webber's August 3, 2020, review letter, and also discuss the possibility of right-turn only at the intersection with South Broad Street. Mr. Jones seconded the motion. The motion carried unanimously.

• **LTPC 301 – River Drive Lot 2 B-A – Subdivision Plan – Briefing Item**

- Mr. Mike Young presented a proposed subdivision plan.
 - This parcel is currently vacant with the exception of an existing tennis court and some miscellaneous impervious areas.
 - The applicant is proposing to subdivide one lot into two residential building lots. The final location of the property line has been moved and the applicant will submit revised plans to the township.
- Mr. Webber stated he has not completed his review letter for this project. Mr. Young stated he will submit revised plans for Mr. Webber so he can include the changes which have been made in his review letter. No improvements are being proposed on this plan. The property owners will come back to the township with separate Stormwater Management Site Plans for each lot after this plan is approved.
 - The applicant is requesting three modifications as follows:
 - Subdivision and Land Development Ordinance (SALDO) Section 236-602.A.(9) – Improvement of Existing Streets
 - SALDO Section 236-603.B.(1) – Sidewalks
 - SALDO Section 236-603.C.(1) – Curbs
 - No action was taken at this time.

Old Business:

- None

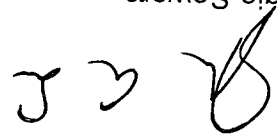
New Business:

- None

Announcements:

Adjournment: The meeting was adjourned at 8:30 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, September 15, 2020 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary