

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – November 17, 2020

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, November 17, 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 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 – October 20, 2020

- The October 20, 2020, LTPC meeting minutes were approved.

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

STORMWATER MANAGEMENT PLANS:

- **LTPC 299 – 1213 Valley Road – Stormwater Management Site Plan – Action Item**
 - Mr. Webber discussed the plan on behalf of the applicant. The project is located at the corner of Hillcrest and Hamilton Roads, with the driveway existing onto Valley Road.
 - The applicant has been cleaning out and reestablishing the swale that runs through the property.
 - Mr. Webber stated the applicant's engineer has met all technical comments as far as the plans are concerned.
 - Ms. Sowers asked for clarification on the plan note regarding soil testing.
 - Mr. Webber stated the soil testing noted on the plan is not related to infiltration, but for landscaping purposes.
 - Ms. Sowers also asked if the trees that are being removed for the driveway would be replaced.
 - Mr. Webber stated the trees which will be removed are smaller and do not need to be replaced. There are larger trees in the area, but they will not be impacted.

- Mr. Ebersole made a motion to recommend approval of the Stormwater Management Site Plan for 1213 Valley Road. Mr. Jones seconded the motion. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 304 – Bausman Place Apartments – Sketch Plan – Briefing Item**

- Mr. Steve Gergely, Harbor Engineering, Inc., presented a sketch plan for a proposed apartment complex on Charles Road.
 - The complex would be situated on what is now 2 properties, 196 Charles Road and 244 Charles Road.
- The applicant is proposing to combine the two properties through a lot add-on plan and construct 5 apartment buildings, 3 stories each, with a total of 54 units.
- There will be an access drive from Charles Road, and an emergency access from Fremont Street.
- There will be onsite stormwater management facilities that will be further developed during the land development phase.
- The applicant's next step is to apply for a Conditional Use Application for a residential infill development.
- Discussion ensued on the composition of the surrounding area and the consistency of the project with the neighborhood.
- A similar project was proposed a few years ago and discussion ensued on some of the concerns that were raised by the neighbors at that time.
 - Mr. Jones noted the residents on Fremont Street were concerned about the additional traffic on Fremont Street; however, this project proposes that access would be for emergency purposes only.
 - Mr. Hendricks stated there was a previous concern about whether or not the stormwater drain lines could handle the additional capacity that would be coming off of the property. Mr. Gergely said this is something they are taking into consideration.
- The general consensus of the Planning Commission was that this project seems to be a good use for the properties.
- No action was taken on this item.

Old Business:

- None

New Business:

- None

Announcements:

- **LCPC Places 2040 Update**

- Mr. Webber stated he has been attending the Lancaster County Planning Commission's (LCPC) meetings regarding their Places 2040 update. As

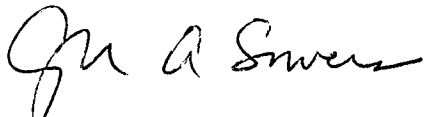
he gets information that requires the LTPC's input, he will bring it to future meetings.

- **LTPC 302 – Clark Residence River Drive Lot 2 Stormwater Management Site Plan**
 - A question was raised regarding the removal of this item from the advertised agenda and discussion ensued.
- **Windolph Landing Park**
 - Mr. Tim White, 1956 Wilderness Road, asked for information regarding the playground equipment at the Windolph Landing Park. Mr. Daniels recommended Mr. White contact the Public Works Department to discuss this matter.

Adjournment:

The meeting was adjourned at 7:35 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, December 15, 2020 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

2020-12-15 10:00 AM
1/15/2021 10:00 AM