

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – October 20, 2020

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, October 20, 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 – September 15, 2020

- The September 15, 2020, LTPC meeting minutes were approved.

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

STORMWATER MANAGEMENT PLANS:

- **LTPC 302 – Clark Residence River Drive – Stormwater Management Site Plan – Briefing Item**
 - Mr. Brian Cooley, DC Gohn Associates, Inc., presented a proposed Stormwater Management Site Plan for one of the two lots that is part of the proposed subdivision on River Drive (LTPC 301).
 - The plan proposes a single family dwelling with a driveway and swimming pool.
 - There are no improvements proposed for the other lot which is part of the subdivision plan.
 - Due to shallow bedrock areas, they are proposing 3 underground stone beds to contain the flow from the impervious areas.
 - The property will connect to existing sewer and water lines.
 - They are requesting 3 waivers including:
 - Stormwater Methodology
 - Pipe Sizes
 - Loading Ratios
 - Mr. Webber stated he is working on his review for this project.
 - No action was taken on this item.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 301 – River Drive Lot 2 B-A – Subdivision Plan – Action Item**
 - Mr. Mike Young presented a revised subdivision plan and discussed items listed in Mr. Webber's October 1, 2020, review letter.
 - The applicant is requesting 3 waivers of the Subdivision & Land Development Ordinance (SALDO)
 - SALDO 602.01.I – Reconstruction of Existing Streets
 - SALDO 603.02.C – Sidewalk Installation along Existing Streets
 - SALDO 603.03.B – Curbing Installation along Existing Streets
 - Mr. Young stated they are requesting these waivers because they feel this subdivision will have a minimal impact and will keep the properties consistent with the surrounding area.
 - Ms. Kelly asked for Mr. Webber's feedback on this project because his review letter recommends denials of all three waivers.
 - Mr. Webber stated typically the township looks for an alternative for the ordinance requirement that is to be provided as part of the waiver request and there is no alternative provided for any of these waivers.
 - Discussion ensued on possible alternatives and the ordinance requirements.
 - Brian Ebersole, Ebersole Brothers Construction, stated he understood there was some effort to divert some of the runoff from River Drive through the proposed Stormwater Management system on the Clark Residence Stormwater Management Site Plan project (LTPC 302) and asked if that could act as an alternative for some of the requirements.
 - Mr. Cooley stated all the water that passes this property on River Drive flows across the proposed Clark Residence property and down to the stream due to the grading of the property. With the stormwater facilities they are proposing for this lot, the water that flows across this site will now be handled by those facilities.
 - Mr. Webber recommended denial of the requested waivers in his October 1, 2020, review letter. After discussion, Mr. Hendricks made a motion to recommend approval of the requested waivers as they are written. Mr. Ebersole seconded the motion.
 - Mr. Jones suggested to amend the motion and to make motions for each waiver individually.
 - Mr. Hendricks recommended approval of the request for a waiver of SALDO 602.01.I – Reconstruction of Existing Streets. Mr. Ebersole seconded the motion.
 - Ms. Sowers proposed an amendment to the motion to add that the Supervisors discuss the alternatives or funds deposited with the Township in lieu of the required improvements with the applicant. Mr. Jones seconded the amended motion. The motion carried.
 - Mr. Hendricks recommend approval of the request for a waiver of SALDO 603.02.C – Sidewalk Installation along Existing Streets. Mr. Ebersole seconded the motion. The motion carried.

- Mr. Hendricks recommended approval of the request for a waiver of SALDO 603.03.B – Curbing Installation along Existing Streets. Mr. Ebersole seconded the motion. The motion carried.
 - Ms. Sowers recommended approval of the Subdivision Plan for River Drive Lot 2 B-A contingent upon the completion of the items listed in Mr. Webber's October 1, 2020 review letter. Mr. Ebersole seconded the motion. The motion carried.
- **LTPC 303 – Lancaster Township Fire Department – Sketch Plan – Briefing Item**

- Mr. Webber presented a proposed plan to combine the two firehouses in Lancaster Township into one location along Millersville Pike near the Community Park. Mr. Steve Roy, Lancaster Township Fire Department, was also in attendance.
- The plan proposes to convert the existing gravel parking area into a stormwater management facility.
- There is a proposed emergency responder route through the Buchanan Elementary site to help with access from the School Lane Hills and Hamilton Park neighborhoods. This would only be for emergency responders entering the site.
- Discussion ensued on other details of the plan.
- No action was taken on this item.

Old Business:

- None

New Business:

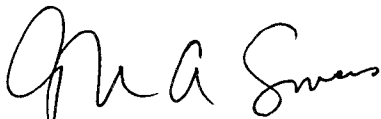
- None

Announcements:

Adjournment:

The meeting was adjourned at 8:08 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, November 17, 2020 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary