

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – January 19, 2021

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, January 19, 2021, 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, Tom McDermott, 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.

Election of Officers:

- Mr. Ebersole made a motion to keep the same officers as 2020. Ms. Sowers seconded the motion. The motion carried unanimously.

Approval of Minutes – December 15, 2020

- Ms. Sowers noted a typographical error on the December 15, 2020 minutes.
- The December 15, 2020, LTPC meeting minutes were approved as corrected.

- **Public Participation or Comments:**

- None

STORMWATER MANAGEMENT PLANS:

- **LTPC 302 – Clark Residence River Drive – Stormwater Management Site Plan – Action Item**
 - Mr. Brian Cooley, D.C. Gohn Associates, provided an overview of the project.
 - The applicant is proposing to build a single family home on one of the two lots recently granted conditional approval on River Drive. (LTPC 301)
 - This project was previously in front of the Planning Commission at the October 20, 2020, meeting. The plan has been revised per Mr. Webber's January 5, 2021, review letter and all technical items have been addressed.
 - Mr. Ebersole recommended the Board of Supervisors approve the three requested waiver modifications per Mr. Webber's January 5, 2021, review letter. Mr. Kifolo seconded the motion. The motion carried unanimously.
 - Mr. Ebersole recommended the Board of Supervisors approve the Stormwater Management Site Plan for the Clark Residence on River Drive conditioned upon Mr. Webber's January 5, 2021, review letter. Ms. Sowers seconded the motion. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 303 – Lancaster Township Fire Department – Final Land Development Plan – Action Item**
 - Mr. Webber discussed the project. The Lancaster Township Fire Department previously submitted a Sketch Plan which was reviewed as a Briefing Item. The configuration of the improvements has not changed, but a formal Land Development Plan application has been submitted.
 - ELA Group, Inc. revised and resubmitted the plans to address the comments in Mr. Webber's December 11, 2020, review letter. There are still some items that need to be provided.
 - Ms. Sowers asked for clarification on the area noted as "Future Building Expansion Area."
 - Mr. Steve Roy, Lancaster Township Fire Department, stated that area provides flexibility in case they need to add areas such as office space in the future, but there is no immediate plan for that area at this time.
 - Ms. Kelly asked if the stormwater management basin accounts for potential new impervious area that could be placed in the "Future Building Expansion Area."
 - Mr. Webber stated that is taken into account.
 - Ms. Sowers asked for clarification on "Fill Area B" near Atkins Ave.
 - Mr. Webber stated this is an area where soil is to be exported from the site. There is not enough space on the site to spread out the soil that will be excavated, so it will be placed in this area and graded.
 - Ms. Sowers asked how this project would affect the mature trees in the area.
 - Mr. Webber stated there are a few trees that were dying and have been removed, but no other trees are to be removed.
 - Ms. Mary Gentzler, 324 Spencer Ave, stated she is concerned about the safety of people walking near the firefighters' access road.
 - Ms. Sowers noted there will be a fence along the access road for safety.
 - Ms. Gentzler asked about the removal of the current parking lot.
 - Mr. Webber noted that is to be relocated in conjunction with the Buchanan Elementary School project.
 - Ms. Gentzler asked how this project was going to be paid for.
 - Mr. Roy stated there are multiple sources of funding for this project.
 - Discussion ensued on other aspects of the project.
 - Mr. Ebersole made a motion to recommend the Board of Supervisors approve the five waiver modification requests as listed in Mr. Webber's January 13, 2021, review letter. Mr. Kifolo seconded the motion. The motion carried unanimously.
 - Mr. Ebersole made a motion to recommend the Board of Supervisors approve the Final Land Development Plan for the Lancaster Township Fire Department subject to the satisfaction of Mr. Webber's January 13,

2021, review letter. Mr. Jones seconded the motion. The motion carried unanimously.

- **LTPC 304 – Bausman Place Apartments – Conditional Use – Discussion Item**

- Mr. Steve Gergely, Harbor Engineering Inc., provided an overview of the project.
 - The applicant is proposing to combine the two parcels at 196 and 244 Charles Road to build apartment buildings and common open space on the property.
 - The applicant is seeking Conditional Use Approval for Infill Development to be consistent with the neighborhood.
- Mr. Webber noted this project will come back to the Planning Commission as a Land Development Plan upon approval of the Conditional Use.
- The general consensus of the Planning Commission was favorable for the project.

Old Business:

- None

New Business:

- None

Announcements:

- None

Adjournment:

The meeting was adjourned at 8:13 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, February 16, 2021 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary

