

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – May 19, 2021

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Wednesday, May 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, Gordon Reed, Tom Kifolo, Gary Jones, 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 – April 20, 2021

- The April 20, 2021, LTPC meeting minutes were approved.

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

STORMWATER MANAGEMENT PLANS:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- None

Old Business:

- None

New Business:

- **Zoning Ordinance Text Amendment – Bloombox, LLC – Briefing Item**
 - Mr. Bryan Byler, Byler & Winkle, P.C., explained the applicant, Bloombox, is proposing to create a new Special Exception Use for the Local Commercial Zoning District, where a property on which they intend to build a new distribution center for their business is located. The township already has an ordinance that provides for their desired use, but only in the Industrial Zoning District. The proposed Zoning Ordinance Text Amendment would allow the use by Special Exception in the Local Commercial and General Commercial Zoning Districts with different size

limitations from that which are stated in the Industrial Zoning District regulations.

- Mr. Ebersole stated that he is in favor of the proposed amendment.
- Mr. Webber stated his review letter, dated May 13, 2021, outlines the reasons why he supports the amendment.
- Ms. Sowers noted she would like to see that there is an allowance for the township to have oversight on keeping this to smaller operations.
- Mr. Ebersole made a motion to recommend the Board of Supervisors support the petition submitted May 3, 2021, as prepared by Bryan Byler for the applicant. Mr. Kifolo seconded the motion. The motion carried unanimously.

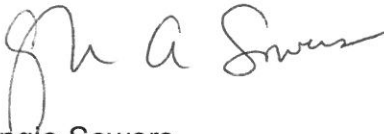
Announcements:

- None

Adjournment:

The meeting was adjourned at 7:30 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, June 15, 2021 at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary