

**LANCASTER TOWNSHIP PLANNING COMMISSION**  
**1240 Maple Avenue**  
**Lancaster PA 17603**

**MEETING MINUTES – October 19, 2021**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, October 19, 2021, at the Lancaster Township Municipal 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, Tom McDermott, 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 – September 21, 2021**

- The September 21, 2021, LTPC meeting minutes were approved, pending a typographical error revision.
  
- **Public Participation or Comments:**
  - None

**STORMWATER MANAGEMENT PLANS:**

- **LTPC 310 – 321 N. President Ave – Stormwater Management Site Plan – Briefing Item**
  - Mr. Steve Gergely presented a proposed Stormwater Management Site Plan for 321 N President Ave. The applicant is proposing to build an addition of approximately 1000 square feet onto the existing structure.
  - The applicant has requested 3 modification waivers of the Lancaster Township Stormwater Management Ordinance (2014) including:
    - Section 229-36.3.B – Existing Conditions w/in 200 ft
    - Section 229-46.5 – Stormwater structure and pipe standards per PennDOT
    - Section 229.49.9 – Geotextile Placement
  - Mr. Webber stated he has not completed his review letter for this project yet.
  - No action was taken on this item.

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

## Old Business:

- **LTPC 311 – 100 Greenwood Ave Petition to Amend Lancaster Township Zoning Ordinance and Zoning Map – Action Item**

- Ms. Claudia Shank, McNees Wallace & Nurick LLC, provided a summary of the request, which was initially discussed at the September 21, 2021, Planning Commission Meeting. Lancaster County is requesting to rezone several lots in the vicinity of Greenwood Avenue to prepare for a new correctional facility.
  - The applicant has received Mr. Webber's review letter dated September 22, 2021, and made revisions based on the items noted in that letter. They have also received Mr. Webber's review letter dated October 12, 2021.
- Ms. Kelly stated she will be abstaining from voting on this project due to her working for Rettew, although she is not working on this project.
- Several representatives from the Have A Heart for Persons in the Criminal Justice System organization spoke in support of the project.
- Ms. Michelle Akritas-Batt, 116 N Ann St, Lancaster, asked about the capacity of the proposed facility.
  - Ms. Kelly explained that at this point specific details like this have not been discussed. This meeting is only to discuss the rezoning and amending of the ordinance related to this property and the proposed use.
- Mr. Daniels provided the Planning Commission members with a copy of an email from Ms. Kirsten Kimmel, 842 Highland Ave, Lancaster, stating her opposition to the project.
  - The Planning Commission was also provided with a copy of a letter from Ms. Cindi Fester, 58 Wyndmere Way, Willow Street, stating her support of the project.
  - Ms. Kelly acknowledged receipt of both of these letters.
- Mr. Webber noted we are looking at a use that none of our neighboring municipalities have regulations for, but our Zoning Ordinance and Land Development regulations will hold up and offer protections to Lancaster Township and the adjoining municipalities. Mr. Webber stated he is comfortable with the proposed petition.
- Mr. Ebersole made a motion to recommend the Board of Supervisors approve the rezoning and text amendment petition as presented. Mr. McDermott seconded the motion. The motion carried with Ms. Kelly abstaining from voting.

**New Business:**

- None

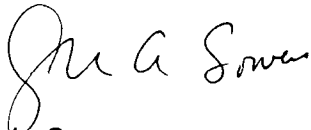
**Announcements:**

- None

**Adjournment:**

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Angie Sowers". The signature is written in black ink and is positioned above the printed name.

Angie Sowers  
Secretary