

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

**MEETING MINUTES – September 21, 2021**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, September 21, 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, Gordon Reed, 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 – August 17, 2021**

- The August 17, 2021, LTPC meeting minutes were approved.
  
- **Public Participation or Comments:**
  - None

**STORMWATER MANAGEMENT PLANS:**

- **LTPC 309 – 596 River Drive – Stormwater Management Site Plan – Action Item**
  - Mr. Brian Cooley, DC Gohn Associates, Inc., noted he received Mr. Webber's review letter dated September 15, 2021 and there are a few remaining administrative items to be taken care of.
  - Mr. Ebersole recommended the Board of Supervisors approve the requested waiver modification of the Lancaster Township Stormwater Management Ordinance (2014) Section 229-45.7 – Use of NOAA data. Mr. Reed seconded the motion. The motion carried unanimously.
  - Mr. Ebersole recommended the Board of Supervisors approve the requested waiver modification of the Lancaster Township Stormwater Management Ordinance (2014) Section 229-46.4(a)[4] – Minimum pipe size outside of the public right-of-way subject to Mr. Webber's review letter dated September 15, 2021. Mr. Reed seconded the motion. The motion carried unanimously.
  - Mr. Ebersole recommended the Board of Supervisors approve the requested waiver modification of the Lancaster Township Stormwater Management Ordinance (2014) Section 229-48.1.B (3) – Loading Ratios

subject to Mr. Webber's review letter dated September 15, 2021. Ms. Sowers seconded the motion. The motion carried unanimously.

- Mr. Ebersole recommended the Board of Supervisors approve the Stormwater Management Site Plan for 596 River Drive subject to Mr. Webber's review letter dated September 15, 2021. Mr. Reed seconded the motion. The motion carried unanimously.

## **SUBDIVISION/LAND DEVELOPMENT PLANS:**

### **Old Business:**

- None

### **New Business:**

- **LTPC 311 – 100 Greenwood Ave Petition to Amend Lancaster Township Zoning Ordinance and Zoning Map – Briefing Item**
  - Ms. Claudia Shank, McNeese Wallace & Nurick LLC, explained Lancaster County is requesting to rezone several lots in the vicinity of Greenwood Avenue to prepare for a new correctional facility. Ms. Shank presented the lot layouts and how they are proposed to be rezoned.
  - Mr. Ray D'Agostino, Lancaster County Commissioner, provided background information and an explanation as to why a new correctional facility is needed in Lancaster County.
  - Mr. Mark Lauriello, Rettew, explained that he worked with the county to help select this location based on a list of criteria that was provided.
  - Ms. Shank stated they are proposing to rezone 4 parcels to Industrial and modify the following items in the Lancaster Township Zoning Ordinance:
    - Correctional facility would be a use by right in the Industrial Zoning District.
    - Add a definition of Correctional Facility.
    - Create the necessary regulations and requirements for this use based on those from other jurisdictions with correctional facilities.
  - Discussion ensued based on the information provided and questions from the Planning Commission.
  - No action was taken on this item.
- **Electric Vehicle Supply Equipment**
  - Mr. Reed provided a list of questions for the township to consider regarding Electrical Vehicle Supply Equipment and asked that regulations for this subject be considered in the future.

**Announcements:**

- Ms. Kelly announced that her term expires at the end of this year and she will be leaving the Planning Commission at that time.

**Adjournment:**

The meeting was adjourned at 8:15 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, October 19, 2021 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Angie Sowers".

Angie Sowers  
Secretary