

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – April 19, 2022

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, April 19, 2022, at the Lancaster Township Municipal Building. The meeting was called to order at 7:00p.m. by LTPC Chairman, Glenn Ebersole, with the following LTPC members in attendance: Angela Sowers, Tom Kifolo, Gary Jones, Gordon Reed, and Tom McDermott. Also in attendance were Tom Daniels, Zoning Officer; Ben Webber, Township Engineer; and other interested parties.

Approval of Minutes – March 15, 2022

- The March 15, 2022, LTPC meeting minutes were approved pending the correction of a typographical error.

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

STORMWATER MANAGEMENT PLANS:

- **LTPC 309 – 596 River Drive – Stormwater Management Site Plan Waiver Request – Action Item**
 - Mr. Brian Cooley, DC Gohn Associates, Inc., provided an overview of the changes that have been requested since the original Stormwater Management Site Plan was approved.
 - The applicant has requested waiver/modifications of the following sections of the Lancaster Township Stormwater Management Ordinance (SWMO) (2014):
 - Section 229-48.1.B(3) – Loading Ratios
 - Section 229-49.5 – Manholes for access where depth is greater than five (5') feet
 - Ms. Sowers made a motion to recommend the Board of Supervisors approve the two waiver/modification requests and the modifications to the approved Stormwater Management Site Plan per Mr. Webber's review letter dated March 31, 2022. Mr. Jones seconded the motion. The motion carried unanimously.

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 304 – Bausman Place Apartments (196 and 244 Charles Road) – Final Land Development Plan – Action Item**
 - Mr. Steve Gergely, Harbor Engineering, Inc., provided an overview of the plan and discussed the waiver/modification requests.
 - Mr. Kifolo made a motion to recommend the Board of Supervisors approve the waiver/modification request for Subdivision and Land Development Ordinance (SALDO) Section 305.01 – Preliminary Plan Application. Ms. Sowers seconded the motion. The motion carried unanimously.
 - Mr. Jones made a motion to recommend the Board of Supervisors approve the waiver/modification request for the following:
 - SALDO Section 602.02.E – Minimum one-hundred (100') foot tangent length between reverse curves
 - SALDO Section 602.03.C – Minimum one-hundred (100') foot leveling area,
 - SALDO Section 602.03.F – Minimum seventy-five (75') foot vertical curve
 - Mr. Kifolo seconded the motion. The motion carried unanimously.
 - Ms. Sowers made a motion to recommend the Board of Supervisors approve the waiver/modification request for Subdivision and Land Development Ordinance (SALDO) Section 603.01.D – Minimum five (5') foot radius for curbing in a parking compound. Mr. Kifolo seconded the motion. The motion carried unanimously.
 - Mr. Kifolo made a motion to recommend the Board of Supervisors approve the waiver/modification request for Stormwater Management Ordinance (SWMO) 229-43.12 – Minimum two (2') foot separation between floor elevation and 100- year water surface. Mr. Reed seconded the motion. The motion carried unanimously.
 - Ms. Sowers made a motion to recommend the Board of Supervisors approve the waiver/modification request for SWMO 229-43.15.E – Township Notification of Infiltration Testing. Mr. Reed seconded the motion. The motion carried unanimously.
 - Ms. Sowers made a motion to recommend the Board of Supervisors approve the waiver/modification request for SWMO 229-46.4(a)[3] – Minimum one (1') foot of pipe cover. Mr. Kifolo seconded the motion. The motion carried unanimously.
 - Mr. McDermott made a motion to recommend the Board of Supervisors approve the waiver/modification request for SWMO 229-47.10 – Draining of Rate Control Volume in a detention basin within twenty-four (24) hours. Mr. Kifolo seconded the motion. The motion carried unanimously.

- Mr. Kifolo made a motion to recommend the Board of Supervisors approve the waiver/modification request for SWMO 229-48.1.B(3) – Loading Ratios. Mr. McDermott seconded the motion. The motion carried unanimously.
- Mr. Reed made a motion to recommend the Board of Supervisors approve the waiver/modification request for SWMO 229-49.9 – Geotextile placement. Ms. Sowers seconded the motion. The motion carried unanimously.
- Mr. Kifolo made a motion to recommend the Board of Supervisors approve the Land Development Plan for Bausman Place Apartments conditioned upon Mr. Webber’s review letter dated April 13, 2022. Ms. Sowers seconded the motion. The motion carried unanimously.

Old Business:

- None

New Business:

- None

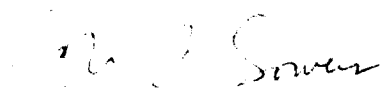
Announcements:

- None

Adjournment:

The meeting was adjourned at 8:15 p.m. The next regularly scheduled LTPC meeting will be held on Wednesday, May 18, 2022, at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary