

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

**MEETING MINUTES – May 18, 2022**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Wednesday, May 18, 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, 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 – April 19, 2022**

- The April 19, 2022, LTPC meeting minutes were approved.
  
- **Public Participation or Comments:**
  - None

**STORMWATER MANAGEMENT PLANS:**

- **LTPC 313 – Little Conestoga Creek Foundation - Stormwater Management Site Plan - Briefing Item**
  - Mr. Brent Good, ELA Group, Inc., explained the multi-phase Little Conestoga Blue/Green Corridor Project. The project will include stream restoration, floodplain and wetland restoration, removal of sediment, and the construction of multi-modal trails. The project will start near the Conestoga House in Lancaster Township and will affect multiple property owners and municipalities.
    - The Township is generally in favor of the project, but there are some concerns to be worked through.

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 314 – Wheatland Presbyterian Church – Sketch Plan – Briefing Item**
  - Mr. Glyn Boone, Wheatland Presbyterian Church, explained the church is looking to build a single-story addition, keeping with the character of the existing building. They are also proposing to move the main entrance from North President Ave to Columbia Avenue and reconfigure the parking lot due to the entrance change.
  
  - The Planning Commission did not have any concerns regarding the project and were all in favor of the proposed entrance change. They were also

generally in favor of allowing PennDOT dictate whether or not curbing would be required along Columbia Avenue.

**Old Business:**

- None

**New Business:**

- **LTPC 315 – 1515 Ridge Road – Final Subdivision Plan – Briefing Item**
  - Mr. Webber explained the information for this project was only recently submitted, which is why it was not on the agenda.
  - The applicant is proposing to subdivide the property into two separate single-family lots. There is an existing dwelling and tennis court on the property which will be removed and two new homes, each with their own driveway, will be constructed.
- **LTPC 275 – Reserve at Windolph Landing – Modification Request – Briefing Item**
  - Mr. Webber explained the original Subdivision/Land Development Plan for the Reserve at Windolph Landing called for a streetlight at the corner of North Field Drive and North Pier Drive; however, it was missed. The developer has requested two modifications to the plan to allow for either the elimination of this streetlight or a change to its proposed position.

**Announcements:**

- None

**Adjournment:**

The meeting was adjourned at 8:15 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, June 21, 2022, at 7:00 p.m.

Respectfully submitted,

  
Angie Sowers  
Secretary