

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – August 16, 2022

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, August 16, 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: Angie Sowers, Tom Kifolo, Tom McDermott, Deborah Martinez, Gary Jones, and Gordon Reed. Also in attendance were Tom Daniels, Zoning Officer; Ben Webber, Township Engineer; and other interested parties.

Approval of Minutes – July 19, 2022

- The July 19, 2022, LTPC meeting minutes were approved.

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

STORMWATER MANAGEMENT PLANS:

- **None**

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 314 – Wheatland Presbyterian Church – Final Land Development Plan – Briefing Item**
 - Ms. Aislynn Herbst, RGS Associates, Inc., presented the plan which proposes two additions, modifications to the parking lot, and 3 stormwater facilities.
 - The applicant will be requesting three waivers.
 - The traffic study is still being worked on and will be provided to the township when it is complete.
 - Discussion ensued on multiple aspects of the plan.
 - No action was taken.

Old Business:

- **Short Term Rental Ordinance – Action Item**
 - Mr. Daniels provided background for the purpose of creating a Short-Term Rental Ordinance.

- Short term rental units will encompass both Bed and Breakfast establishments and residents who would like to use a portion of their homes for short term rentals.
- Property owners of single family detached dwelling units will be allowed by permit to rent out one room in their home. The homeowner will need to be the primary occupant and be in occupancy while the room is rented. Parking and other requirements must be met.
 - Anything more than one room would require Zoning Hearing Board approval (Special Exception).
- Discussion ensued on the number of adults permitted per room.
- Discussion ensued on the Special Exception process.
- Mr. Kifolo made a motion to recommend the Board of Supervisors approve the proposed Short-Term Rental Ordinance including changes to spelling and verbiage and adding in the removal of the two adult occupancy limitation from Section 280-1534 and have the occupancy limited as approved by the issued permit. Mr. Jones seconded the motion. The motion carried. Mr. McDermott opposed.
- Mr. McDermott made a motion to amend Mr. Kifolo's motion to remove Section III from Article IV eliminating the option for additional occupancy by Special Exception. The motion failed on receiving a second.

New Business:

- None

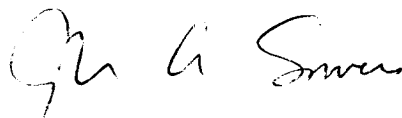
Announcements:

- None

Adjournment:

The meeting was adjourned at 8:20 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, September 20, 2022, at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary