

LANCASTER TOWNSHIP PLANNING COMMISSION
1240 Maple Avenue
Lancaster PA 17603

MEETING MINUTES – April 20, 2021

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, April 20, 2021, via Zoom. 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, 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 – February 16, 2021

- The February 16, 2021, LTPC meeting minutes were approved.

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

STORMWATER MANAGEMENT PLANS:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 305 – 880 Hershey Ave – Final Land Development Plan – Briefing Item**
 - Mr. Webber discussed the project. The applicant, Way of Jesus Academy, intends to expand the existing private school at the subject address. They have previously received a special exception and a variance related to this plan.
 - A review letter was provided to the applicant; however, no revisions have been submitted in response to it.
 - There are several issues the applicant needs to work through and they will need to provide an extension of time for the plan review process or withdraw the plan before the next Board of Supervisors meeting.
 - No action was taken on this item.

Old Business:

- None

New Business:

- **The Bloombox – Elm Ave and West St. – Discussion Item**

- Mr. Bryan Byler, Byler & Winkle, PC, represented Get Blooming Real Estate, LLC/The Bloombox and discussed a potential land development plan for the vacant lot at the corner of Elm Avenue and West Street. The lot is paved, but there are no buildings on it. The lot is zoned Local Commercial (LC); however, none of the Permitted or Special Exception Uses allow them to develop the site in a way that fits their needs. Because of this, they are proposing to submit a Zoning Ordinance Text Amendment to the Board of Supervisors.
- Mr. Chase Hafer, Get Blooming Real Estate, LLC/The Bloombox, provided a background of the business.
- Discussion ensued on why a text amendment is being sought.
 - The Text Amendment will allow for the applicant to do what they would like to do, but also provide protection for the residents that border the property.
 - The general consensus of the Planning Commission was that the text amendment could benefit applicants in the future and also the neighboring residential properties.

Announcements:

- None

Adjournment:

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

Respectfully submitted,



Angie Sowers
Secretary