

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

**MEETING MINUTES – February 15, 2022**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, February 15, 2022, at the Lancaster Township Municipal Building. The meeting was called to order at 7:00p.m. by LTPC Vice-Chairman, Glenn Ebersole, with the following LTPC members in attendance: Angela Sowers, Tom Kifolo, Gary Jones, and Gordon Reed. Also in attendance were Tom Daniels, Zoning Officer; Ben Webber, Township Engineer; and other interested parties.

**Election of Officers**

- Mr. Reed made a motion to nominate Mr. Ebersole as Chairman of the Lancaster Township Planning Commission. Mr. Kifolo seconded the motion. The motion carried unanimously.
- Mr. Reed stated he is willing to be Vice-Chairman of the Lancaster Township Planning Commission. Mr. Ebersole made a motion to nominate Mr. Reed as Vice-Chairman. Mr. Kifolo seconded the motion. The motion carried unanimously.
- Ms. Sowers stated she is willing to remain as Secretary of the Lancaster Township Planning Commission. Mr. Kifolo made a motion to nominate Ms. Sowers to continue as Secretary. Mr. Reed seconded the motion. The motion carried unanimously.

**Approval of Minutes – December 21, 2021**

- The December 21, 2021, LTPC meeting minutes were approved.
- **Public Participation or Comments:**
  - None

**STORMWATER MANAGEMENT PLANS:**

- **LTPC 306 – 1234 Wheatland Ave – Stormwater Management Site Plan – Action Item**
- **LTPC 307 – 340-47472 Wheatland Ave – Stormwater Management Site Plan – Action Item**

- Mr. Eric Johnston, Johnston Associates, provided an overview of both of these projects, which are proposed for neighboring properties on the south side of Wheatland Avenue. The property owners are Mr. Brent Hostetter and Mr. Peter Alecxih, respectively. The two tracts of land are located behind existing properties and accessed by an existing right-of-way. Stormwater Management Site Plans have been submitted for each property.
- Several Waiver and Modification Requests were made for both properties. Mr. Webber noted that while the justification provided for several of these requests is insufficient to meet the Township Ordinances, this will be a private street that will not be offered for dedication to the Township, will not be maintained by the Township, and is expected to only serve a limited number of dwellings.
- For 1234 Wheatland Ave (LTPC 306), the applicant requested a waiver of the Lancaster Township Stormwater Management Ordinance (2014) Section 229-48 – Stormwater Volume Control.
  - Mr. Reed made a motion to recommend approval of this waiver request based on the justification provided. Mr. Kifolo seconded the motion. The motion carried unanimously.
- The remaining Waiver and Modification requests were in regards to the Lancaster Township Subdivision and Land Development Ordinance (2015) (SALDO) and pertained to both properties. The waiver and modification requests were as follows:
  - Sections 602.01.G and 602.02.D – Corner lot building setback lines.
    - Discussion ensued regarding the setback lines.
    - Karen Foerstel, 1242 Wheatland Ave, noted several concerns she has regarding this request. Other neighboring residents also asked questions about the plans.
    - Mr. Reed made a motion to recommend approval of this waiver based on Mr. Webber’s review letter dated February 10, 2022. Mr. Kifolo seconded the motion. The motion carried. Ms. Sowers was opposed.
  - Appendix 13-G – 8” thick curbing
    - Mr. Kifolo made a motion to recommend approval of this waiver. Mr. Reed seconded the motion. The motion carried unanimously.
  - Section 602.02.C – 100’ leveling area
    - Discussion ensued on the safety regarding this request. Mr. Johnston noted the purpose for this request is to not change the grade of the private driveway/street in a way that would affect the adjoining properties.
    - Mr. Reed made a motion to recommend approval of this waiver request based on Mr. Webber’s review letter dated February 10, 2022. Mr. Kifolo seconded the motion. The motion carried. Mr. Jones opposed.
  - Section 602.04.C – 80’ diameter turn around at the end of a minimum 250’ long cul-de-sac

- Discussion ensued on the ability for vehicles to maneuver and turn around on the proposed private street. Several concerns were raised by the neighbors regarding trash trucks and emergency vehicles being able to get in and out of the street. The Planning Commission unanimously decided to not make a recommendation regarding this item.
- Section 602.05.E – 50' radius at the cartway edge
  - Mr. Johnston noted that to install a 50' radius would impact the neighboring properties. A smaller radius would stay within the right-of-way. There is also a utility pole in the right-of-way that would need to be moved to create a larger radius.
  - Mr. Alecxih verbally proposed they will move the pole and provide a 15' radius on each side of the street, in lieu of the originally proposed 10' radius on the south-east side and the 15' radius on the south-west side of the private street. The relocated pole and the radius modifications will still stay within the right-of-way.
  - Mr. Reed recommended approval of this modification request based on written changes as have been proposed at this meeting. Mr. Kifolo seconded the motion. The motion carried. Ms. Sowers and Mr. Jones opposed.
- Section 602.07.A – 50' right-of-way width
  - Mr. Webber noted that he doesn't believe there would be a need to have a 50' right-of-way if all of the curbing, pavement, etc. can be built within the existing 25' right-of-way width. Mr. Kifolo made a motion to recommend approval of this waiver. Mr. Reed seconded the motion. The motion carried unanimously.
- Section 603.02.D – Sidewalks
  - Discussion ensued on the safety of not having sidewalks along the street.
  - Mr. Kifolo made a motion to recommend approval of this waiver request. Mr. Reed seconded the motion. The motion carried. Mr. Jones opposed.
- Section 607.03.F – Street trees
  - Ms. Sowers suggested street trees be provided on the new properties, but not on the existing properties. The applicant indicated they are willing to plant trees on their properties equivalent to the number of street trees that would be required.
  - Ms. Sowers made a motion to recommend approval of this request with a condition that an amount of trees equivalent to the number of required street trees would be planted on the properties. Mr. Kifolo seconded the motion. The motion carried unanimously.
- Mr. Johnston noted all other comments in Mr. Webber's February 10, 2022, review letters can be addressed.
- Several residents, including many of the adjacent property owners, expressed disappointment over the number of waivers and modifications recommended

for approval, stating they were not in keeping with the “character of the neighborhood”.

- Mr. Webber stated he has concerns about several items in his review letters for these properties, especially those related to the installation of the proposed cartway and curbing within the 25’ wide right-of-way.
  - Ms. Sowers asked for confirmation that these plans as proposed will not cause stormwater issues for the adjoining property owners. Mr. Webber confirmed.
  - The Planning Commission agreed they would like to see another review letter from Mr. Webber and tabled voting on the plan until the March 15, 2022, meeting.
- **LTPC 310 – 321 N President Ave – Stormwater Management Site Plan – Action Item**
    - Mr. Steven Gergely presented a Stormwater Management Site Plan for the subject property. Mr. Gergely noted that there are some site-related civil matters between the property owner and the neighboring property owner at 1035 Marietta Ave, which are ongoing.
      - Mr. Daniels explained there are access and easement issues that are currently in litigation.
    - Mr. Charles Suhr, Stevens & Lee, noted all technical requirements under the Stormwater Management Ordinance have been met except one item.
    - Mr. Gaspare Polizzi, 1035 Marietta Ave., noted that damage has been done to his property by vehicles accessing the subject property and he is concerned about this continuing to happen as construction continues at the subject property. He has requested a construction entrance be included as a condition of plan approval.
    - Discussion ensued on the effects that installing a construction entrance would have on the historical nature of the property.
    - The applicant has requested a waiver of the Lancaster Township Stormwater Management Ordinance (2014) Section 229.49.9 – Geotextile placement.
      - Mr. Reed made a motion to recommend approval of this waiver based on Mr. Webber’s February 10, 2022, review letter. Mr. Kifolo seconded the motion. The motion carried unanimously.
    - Ms. Sowers made a motion to recommend approval of the Stormwater Management Site Plan for 321 N President Ave, conditioned upon Mr. Webber’s February 10, 2022, review letter. Mr. Jones seconded the motion. The motion carried unanimously.
    - The applicant acknowledged that they disagree with comments 1 and 2 under Stormwater Management section of Mr. Webber’s February 10, 2022, review letter.

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 304 – Bausman Place Apartments – Final Subdivision/Land Development Plan – Briefing Item**
  - Mr. Steven Gergely, Harbor Engineering, Inc., presented the plan which proposes combining 2 parcels along Charles Road to create a 54-unit apartment complex.
  - One of the parcels is in Lancaster Township and the other property is in the City of Lancaster.
  - The City of Lancaster has deferred the Land Development process to Lancaster Township.
  - The applicant has received Conditional Use approval from the Township for a residential infill development.
  - Discussion ensued on some of the details of the plan.
  - No action was taken on this item.

**Old Business:**

- **None**

**New Business:**

- **None**

**Announcements:**

- **None**

**Adjournment:**

The meeting was adjourned at 10:30 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, March 15, 2022 at 7:00 p.m.

Respectfully submitted,



Angie Sowers  
Secretary