

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – June 21, 2022

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, June 21, 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, Tom McDermott, and Deborah Martinez. Also in attendance were Tom Daniels, Zoning Officer; Ben Webber, Township Engineer; and other interested parties.

Approval of Minutes – May 18, 2022

- The May 18, 2022, LTPC meeting minutes were approved.

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

STORMWATER MANAGEMENT PLANS:

- None

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 275 – Reserve at Windolph Landing – Modification Request – Action Item**
 - Mr. Webber explained the original Subdivision/Land Development Plan for the Reserve at Windolph Landing called for a single 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.
 - Mr. Webber, in his review letter dated June 1, 2022, recommended denial of the request to eliminate the streetlight.
 - There is also a separate request to move the streetlight from one side of the intersection where it was proposed to the other side of the street so it doesn't affect the street construction.
 - Ms. Sowers asked why this streetlight was proposed if it is the only one.
 - Mr. Webber responded that per our SALDO streetlights are required at all intersections and this is the only intersection in this subdivision.
 - Mr. Ebersole stated his concern for not having lighting at the intersection if the light is eliminated.
 - Ms. Sowers made a motion to recommend to the Board of Supervisors denial of the requested waiver of Subdivision and Land Development Ordinance

(SALDO) Section 602.05.I – Street Lights. Mr. Reed seconded the motion. The motion carried unanimously.

- Ms. Sowers made a motion to recommend to the Board of Supervisors approval of the Field Change Request to relocate the proposed streetlight. Mr. McDermott seconded the motion. The motion carried unanimously.

- **LTPC 315 – 1515 Ridge Road – Subdivision Plan – Action Item**

- Mr. Todd Vaughn, David Miller/Associates, Inc., presented a proposed plan to subdivide 1515 Ridge Road. The existing property has a property line down the middle, but it has been maintained as a single family property.
- The applicant is proposing to resubdivide the property and get confirmation on Wickford Road, which is shown to be partially on the property.
- The proposed plan is to remove the existing improvements and build two single family dwellings. The existing driveway access on Ridge Road will remain, but the driveway itself will be modified and a new driveway will be installed for the other parcel.
- Discussion ensued on the requested waivers:
 - Subdivision and Land Development Ordinance (SALDO) Section 602.01.I – Improvement of Existing Street
 - SALDO Section 603.02.C – Sidewalks
 - SALDO Section 603.02.03.B – Curbs
- Items in Mr. Webber’s June 2, 2022, review letter have been addressed and revisions have been submitted to the township.
- Mr. Kifolo made a motion to recommend to the Board of Supervisors approval of the three modification requests stated above conditioned upon Mr. Webber’s June 2, 2022, review letter. Mr. McDermott seconded the motion. The motion carried unanimously.
- Mr. Kifolo made a motion to recommend to the Board of Supervisors approval of the proposed Subdivision Plan for 1515 Ridge Road conditioned upon Mr. Webber’s review letter dated June 2, 2022.

Old Business:

New Business:

- **Short Term Rental Ordinance – Briefing Item**

- Mr. Daniels stated at their June meeting the Board of Supervisors forwarded a new ordinance for short term rentals to both the Lancaster Township Planning Commission and the Lancaster County Planning Commission. A copy of the draft ordinance will be provided and discussed at the July Planning Commission meeting.

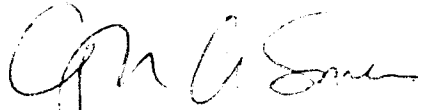
Announcements:

- **None**

Adjournment:

The meeting was adjourned at 8:15 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, July 19, 2022, at 7:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Angie Sowers". The signature is fluid and cursive, with the first name being the most prominent.

Angie Sowers
Secretary