

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – November 15, 2022

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, November 15, 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 McDermott, Deborah Martinez, and Gordon Reed. Also in attendance were Tom Daniels, Township Zoning Officer, Ben Webber, Township Engineer; and other interested parties.

Approval of Minutes – October 18, 2022

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

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

STORMWATER MANAGEMENT PLANS:

- **None**

SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 317 – Wabank Road Self Storage (1750 Wabank Road) - Subdivision Plan – Action Item**
 - Mr. Webber noted the plan that was submitted prior to the last Planning Commission meeting has been reviewed and resulted in his November 10, 2022, review letter.
 - The plan is different than the one that was in front of the Planning Commission at their last meeting.
 - Additional information and additional waiver requests have been submitted.
 - Mr. Derek Dissinger, Barley Snyder, noted the Land Development plan for this project was resubmitted today.
 - Mr. Webber noted 3 new waiver requests have been submitted and discussion ensued on the waiver requests. The additional wavier requests are for:
 - SALDO 602.01.1.1 – Reconstruction of existing streets
 - SALDO 603.02 – Sidewalks
 - SALDO 603.03 – Curbing

- Mr. Webber stated there has been discussion between the applicant and the township regarding a trail to be installed in lieu of sidewalk, which is required by the ordinance.
 - The subdivision division plan does not show a sidewalk or a trail.
 - Mr. Webber is concerned if the subdivision plan is approved and the land development plan is not, then the subdivision plan will not meet the township's requirements.
- Mr. Webber also noted the township has had discussions with the applicant for a fee in lieu of the requirements for the curbing and the reconstruction/widening of the streets.
- Mr. McDermott asked for clarification on if these requirements affect Wabank Road and/or Bean Hill Road.
 - Mr. Webber stated this is for all frontage along all existing state and township roads. The township staff is working on a resolution of an acceptable alternative with the developer whereby the curbing and roadway reconstruction on Wabank Road would be waived in its entirety. The township does not wish to waive the requirement for sidewalk along Wabank Road in its entirety in order to have pedestrian connectivity to Southern Village along Wabank Road.
- Mr. McDermott asked for clarification on the lot add-on portion of the project.
 - Discussion ensued on the lot add-on portion of the project.
- Mr. McDermott made a motion to recommend the Board of Supervisors conditional approval of the Subdivision Plan for Wabank Road Self-Storage (1750 Wabank Road), subject to Mr. Webber's review letter dated November 10, 2022, and that the requirements for road reconstruction and curbing would be satisfied by a fee in lieu of those improvements along Bean Hill Road that is negotiated successfully with the township and that the requirements for the sidewalks be satisfied by a trail that is proposed in a material and configuration that is negotiated with the township to the township's satisfaction. Ms. Sowers seconded the motion. The motion carried unanimously.

Old Business:

- None

New Business:

- None

Announcements:

- **Parking Lot at Community Park**

- Mr. Webber provided a map illustrating the gravel parking lot which has been reconfigured at Community Park.
 - This is a change that affects two approved Stormwater Management Site Plans and the information is being provided to keep the Planning Commission informed.

Adjournment:

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

Respectfully submitted,



Angie Sowers
Secretary