

LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

MEETING MINUTES – October 18, 2022

CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, October 18, 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, and Gordon Reed. Also in attendance was Ben Webber, Township Engineer; and other interested parties.

Approval of Minutes – August 16, 2022

- The August 16, 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. Derek Dissinger, Barley Snyder, provided an overview of the project.
 - At the July 19, 2022, Lancaster Township Planning Commission meeting, the applicant presented a Subdivision and a Land Development Plan. The Land Development Plan is on hold while the applicant works through the Subdivision Plan.
 - There is a piece of the property across Wabank Road which the applicant wishes to subdivide from 1750 Wabank Road and add it on to a neighboring property on that side of the street.
 - Mr. Dissinger requested to present revised plans.
 - Mr. Webber was not in support of this because neither he nor the Planning Commission had reviewed the plans.
 - Mr. Webber noted the Planning Commission can only act on the plans which were submitted on August 16, 2022, and have been reviewed.
 - Mr. Webber asked for confirmation as to whether or not the revised plan was submitted to the Lancaster County Planning Commission (LCPC).
 - Mr. Dissinger confirmed it had not been submitted to LCPC.
 - Discussion ensued on how the Planning Commission would like to proceed.

- The Planning Commission agreed they were willing to hear the changes that were made; however, they would not act on the revised plan.
- Mr. Dissinger discussed the changes that were made to the plan based upon Mr. Webber's October 6, 2022, review letter.
 - Mr. Dissinger noted additional waivers will be forthcoming with the revised Subdivision Plan.
- Ms. Sowers made a motion to recommend the Board of Supervisors approve the Waiver Request for SALDO 305 – Preliminary Plan Processing, conditioned upon Mr. Webber's October 6, 2022, review letter. Mr. McDermott seconded the motion. The motion carried unanimously.
- Mr. Kifolo made a motion to recommend the Board of Supervisors approve the Waiver Request for Subdivision & Land Development Ordinance (SALDO) 402.02.A – Plan Scale, conditioned upon Mr. Webber's October 6, 2022, review letter. Mr. Reed seconded the motion. The motion carried unanimously.
- Mr. Webber noted the third modification request which was up for action has been withdrawn.
- Discussion ensued on the Planning Commission's choice of action for the plan itself.
- Ms. Sowers made a motion that the Planning Commission, at this time, choose to not make a recommendation for approval or denial to the Board of Supervisors for the Subdivision Plan for LTPC 317 Wabank Road Self-Storage. Mr. Reed seconded the motion. The motion carried unanimously.

Old Business:

- None

New Business:

- None

Announcements:

- None

Adjournment:

The meeting was adjourned at 7:45 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, November 15, 2022, at 7:00 p.m.

Respectfully submitted,



Angie Sowers
Secretary