

## LANCASTER TOWNSHIP PLANNING COMMISSION

1240 Maple Avenue

Lancaster PA 17603

### MEETING MINUTES – July 19, 2022

#### CALL TO ORDER

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, July 19, 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: Tom Kifolo, Gary Jones, and Gordon Reed. Also in attendance were Tom Daniels, Zoning Officer; Ben Webber, Township Engineer; and other interested parties.

#### Approval of Minutes – June 21, 2022

- The June 21, 2022, LTPC meeting minutes were approved.
  
- **Public Participation or Comments:**
  - None

#### STORMWATER MANAGEMENT PLANS:

- **LTPC 318 - SLSA Force Main Protection and Outfall Repair - SWM Site Plan Waiver Request – Briefing Item**
  - Corey Myers, Gannett Fleming, presented on behalf of SLSA, who is requesting permission to repair and protect an existing force main along the Conestoga River near 1220 New Danville Pike where the City of Lancaster's Sewage Treatment Plant has its outfall.
  - Mr. Myers outlined 3 objectives:
    - Restore service of the 18" Force Main and protect it from future erosion
    - Repair the outfall channel and stabilize the banks
    - Remove the gravel bar from the Conestoga River and restore natural flow to the outfall channel
  - Mr. Webber explained that procedurally, this is maintenance, but because there are changes being made, it needs to be reviewed by the Township.
  - Discussion ensued on the proposed changes.
  - Mr. Webber stated he is still working on the review letter for this request.
  - Mr. Kifolo made a motion to recommend the Board of Supervisors approve the proposed Waiver Request subject to Mr. Webber's review letter. Mr. Reed seconded the motion. The motion carried unanimously.

#### SUBDIVISION/LAND DEVELOPMENT PLANS:

- **LTPC 316 – Parikh Popeyes - Sketch Plan – Briefing Item**

- Mr. Steve Hackett, Site Design Concepts. Inc. on behalf of The Parikh Network, presented a plan that proposes to demolish the existing bank building located in the Stonemill Plaza parking lot and a new restaurant with parking and driveway-thru lanes on the site.
  - Discussion ensued on several items in Mr. Webber's July 5, 2022, review letter.
  - Mr. Hackett noted they plan to submit a Land Development Plan Application in the near future.
  - No action was taken on this item.
- **LTPC 317 – Wabank Road Self Storage – Land Development Plan – Briefing Item**
    - Mr. Derek Dissinger, Barley Snyder, provided an overview of the project, which proposes to build 6 self-storage buildings.
    - Mr. Ed Fisher, Light-Heigel, presented the proposed plan.
    - Discussion ensued on the proposed plan.
    - No action was taken on this item.

**Old Business:**

- **Short Term Rental Ordinance – Briefing Item**
  - Mr. Daniels provided background for the purpose of creating a Short-Term Rental Ordinance.
  - The township's current Bed and Breakfast regulations do not work for the home-sharing platform. The new ordinance will encompass both Bed and Breakfast establishments and residents who would like to use a portion of their homes for short term rentals.
  - For single-family detached dwellings, the owner will be allowed by permit to rent out one room in their home. The homeowner will need to be the primary occupant and be in occupancy while the room is rented. Parking and other requirements must be met.
    - Anything more than one room would require Zoning Hearing Board approval.
  - The new ordinance proposes to remove Bed and Breakfast as a use.
  - Mr. Reed and Mr. Ebersole expressed concern about removing the definition of Bed and Breakfast and would like to see it recognized as a sub-category under short-term rentals.
  - The Planning Commission members agreed to continue the conversation at the next meeting to get the input of the members who were absent.

**New Business:**

- None

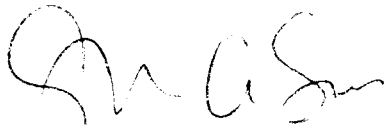
**Announcements:**

- None

**Adjournment:**

The meeting was adjourned at 8:35 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, August 16, 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 more prominent.

Angie Sowers  
Secretary