

**LANCASTER TOWNSHIP PLANNING COMMISSION**

**1240 Maple Avenue**

**Lancaster PA 17603**

**MEETING MINUTES – February 20, 2024**

**CALL TO ORDER**

The regular meeting of the Lancaster Township Planning Commission (LTPC) was held Tuesday, February 20, 2024, 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, Tom McDermott, Alimayu Thrash, John Affriol, and Deborah Martinez. Also in attendance were Tom Daniels, Township Zoning Officer, Ben Webber, Township Engineer, and other interested parties.

**Election Of Officers**

Mr. Thrash made a motion to keep the officers the same as they were in 2023, except to nominate Mr. Kifolo for vice-chair due to Gordon Reed's resignation. Mr. McDermott seconded the motion. The motion carried unanimously.

**Approval of Minutes – November 21, 2023**

- November 21, 2023, LTPC meeting minutes were approved.

**Public Participation or Comments:**

- None

**STORMWATER MANAGEMENT PLANS:**

- **LTPC 323 – 1519 Ridge Road – Stormwater Management Site Plan – Briefing Item**
  - Mr. Steve Gergely, Harbor Engineering, Inc., provided an overview of the project.
    - The applicant proposes to build a new single-family dwelling on a vacant lot.
  - The following modifications of the Lancaster Township Stormwater Management Ordinance (SWMO) have been requested:
    - Section 229-36.C.2 – Existing Conditions w/in 200 ft
    - Section 229-48.A.2.c – Loading Ratios
    - Section 229.49.I – Geotextile Placement
    - Section 229-46.D – Stormwater conveyance piping size

- Ms. Sowers made a motion to recommend the Board of Supervisors approve the requested waivers and modifications conditioned upon Mr. Webber's review letter dated February 6, 2024. Mr. Kifolo seconded the motion. The motion carried unanimously.
- Mr. Kifolo made a motion to recommend the Board of Supervisors approve the Stormwater Management Site Plan for 1519 Ridge Road, conditioned upon Mr. Webber's review letter dated February 6, 2024. Mr. McDermott seconded the motion. The motion carried unanimously.

#### **SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **LTPC 320 – Burrowes Elementary School – Final Plan Land Development Plan – Action Item**
  - Mr. Steve Gergely, Harbor Engineering, Inc., provided an overview of the project.
    - The existing elementary school will be demolished, and a new school will be built on the same lot.
  - The applicant has requested the following waivers/modifications:
    - Subdivision & Land Development Ordinance (SALDO) 305 – Preliminary Plan
    - SALDO 402.04.D – Offsite Information
    - SALDO 602.01.I.1 – Street Reconstruction
    - SALDO 602.05.E and 602.09.A – Minimum Radius for Cartway Edge at Street Intersections
    - SALDO 603.01.G.1. – Lighting
    - Stormwater Management Ordinance (SWMO) 239-36.C.2– Offsite Information
    - SWMO 239-48.1.B.3 – Loading Ratios
    - SWMO 229-49.9 – Geotextile placement
  - Ms. Sowers made a motion to recommend the Board of Supervisors approve the requested waivers and modifications conditioned upon Mr. Webber's review letter dated February 1, 2024. Mr. McDermott seconded the motion. The motion carried unanimously.
  - Mr. Thrash made a motion to recommend the Board of Supervisors approve the Land Development Plan for Burrowes Elementary School, conditioned upon Mr. Webber's review letter dated February 1, 2024. Mr. Kifolo seconded the motion. The motion carried unanimously.

#### **Old Business:**

- **None**

**New Business:**

- **LTPC 322 – 1300 Millersville Pike – Rezone Petition – Briefing Item**
  - Mr. Daniels provided an overview of the petition to rezone 1300 Millersville Pike.
    - The property is currently zoned R-2 Residential, but it is bordered by General Commercial (GC) and Local Commercial (LC).
      - It was previously used as a medical office.
    - The applicant wishes to change the zoning of the property to Local Commercial (LC).
  - Ms. Jayne Katherman, Barley Snyder, stated the proposed use would provide personal services, including esthetician services, and other services related to hair, skin, and nails.
  - Discussion ensued on the details of the business and the property.
  - Mr. Kifolo recommended the Board of Supervisors approve the Petition to Rezone 1300 Millersville Pike. Mr. Thrash seconded the motion. The motion carried unanimously.

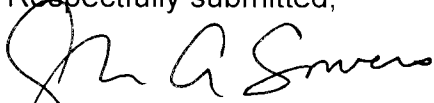
**Announcements:**

- **None**

**Adjournment:**

The meeting was adjourned at 8:00 p.m. The next regularly scheduled LTPC meeting will be held on Tuesday, March 19, 2024, at 7:00 p.m.

Respectfully submitted,



Angie Sowers  
Secretary