

**PLANNING COMMISSION MEETING MINUTES
October 18, 2018**

Call to Order: Chairman Matt Parido called the meeting to order at 7:05pm

Roll Call: Matt Parido, James Nagle, Rick Breneman and Steve Groff were present.

Staff: Community Development Director Joellyn Warren, Township Manager DeeDee McGuire, Chuck Haley, ELA Township Engineer, Porter Stevens, LCPC, Geoff Beers, WLT Supervisor and Denise Glatfelter Community Development Assistant.

Minutes Approval:

Steve Groff made a motion seconded by Jim Nagle to recommend approval of the September 20, 2018 minutes with 1 correction. Motion passed 4 -0.

Public Comment: None

Joel Young, Eagle Scout Master, brought several Eagle Scouts to this evenings meeting to observe the Municipal Planning process.

Old Business: None

New Business:

Darrell L and Nyla E Martin – 1999 Bridge Road, Lancaster, PA Lot Add-On

Applicant seeks to add an addition of a .325-acre tract from an existing 64.2-acre farm to an existing .569-acre adjoining lot. No new Structures are proposed.

Tim Trostle of Strausser Surveying was present to present the plan on behalf of Darrel & Nyla Martin. Items discussed were an additional Right- of- Way along the road frontages of the subject tracts, and whether the Right-of-Ways should be dedicated to the Township and if not being dedicated to the Township, Reserved Right-of-Ways of fifty (50) feet should be noted on the Plans. The Second item discussed was a septic system issue. All requirements of the Township SEO and PADEP shall be provided to the satisfaction of the Township. All lots to have the primary and replacement on-lot sewage areas identified and enclosed within easements. Lastly was a discussion on the floodplain and Riparian Buffer Easements. Applicant to provide a note on the Plan that a detailed flood study will be required if future improvements are proposed in the facility of the floodplain. Lastly Riparian Buffer Easements shall be provided for on the on-site streams as par of the MS-4 Compliance requirements.

Motion was made by Rick Breneman and seconded by Steve Groff to forward the Plan on to the Board of Supervisors conditioned on compliance with ELA letter dated October 10, 2018, Township Memo dated October 9, 2018. Motion approved 4-0.

James and Laurie Martin – 804 Waterfront Drive, Lancaster PA Stormwater Management Plan

Applicant seeks to construct a Single-family dwelling, patio, walkways, and driveway on an existing vacant lot. Lot size is approximately 1.13 acres, and proposed disturbed area to be .98 acres.

Steve Gergley from Harbor Engineering was present to present the plan on behalf of James & Laurie Martin. Applicant are requesting Waivers from the following Sections:

Section 230-32.A(2)(c) – Loading Ratios

This waiver is not required and will be withdrawn.

Section 230-43.I(5) – Existing Features

The justification for this request is that a detailed survey has been completed within the area of disturbance and areas immediately adjacent to the improvements.

Jim Nagle made a motion Seconded by Steve Groff to approve the Waiver of Section 230-43.I(5) Motion approved 4-0.

Jim Nagle made a motion seconded by Rick Breneman to forward the plan to the Board of Supervisors conditioned on compliance with ELA letter dated October 1, 2018, Township Memo dated October 9, 2018. Motion approved 4-0.

WPD Partners, LLC – Revised Final SD/LD Plan for the Peony Road Tract (Spring Meadow), Lot #12 – 19 Verbena Drive.

Applicant is seeking to modify a plan note regarding grading on Lot #12 only, to accommodate a walk-out basement.

Craig Smith, RGS Associates was present to present the Plan for WPD, LLC. Lot #12 aka 19 Verbena Drive, has already been constructed with a walk-out basement which was not permitted per the recorded plan, prior to submittal of the Revised Final Plan.

Steve Groff made a motion, seconded by Jim Nagle to approve the Revised Final Plan and forward the Revised Plan on to the Board of Supervisors, conditioned on compliance with ELA letter dated October 10, 2018 and Township Memo dated October 11, 2018, and any comments addressed by LCPC once received. Motion approved 4-0.

Dave Charles – 901 Village Road Lancaster, PA – Informal Presentation for Stone Meadow

Chris Venarchick, RGS Associates and Dave Charles, Owner, were present to discuss the proposal. The project lies on the Northeast intersection of Village and Lampeter Roads. The original stone building is being considered for use as a first-floor business and 2nd floor apartments. A second building may be added for business/retail use on first floor and apartments on second floor. This would require a new driveway onto an existing state road, which is being discussed with PennDOT and would require a Highway Occupancy Permit. Driveway would lead to a parking lot which would contain buffering from the residential homes also being proposed.

Development infrastructure has been installed and are working on temporary paving. No timeframe for the start or completion of this project has been discussed.

Community Development Report:

There were no questions regarding the Monthly Community Development report.

There is no update on the Bridgeport Study. Discussions are to begin again in November.

Adjournment: A motion to adjourn the meeting was made by Rick Breneman and seconded by Jim Nagle. Motion was approved 4-0. Meeting was adjourned at 8:05pm.