



-113 KINGS ALLEY-
-HARMONY, PA 16037-
WWW.LANCASTER-TOWNSHIP.COM

PLANNING COMMISSION AGENDA
August 13, 2020

1. Call August 13, 2020 Meeting of the Lancaster Township Planning Commission to Order
2. Approve April 9, 2020 Meeting Minutes
3. Arden Woods – Clubhouse Land Development
4. Adjourn



Excellence Delivered *As Promised*

August 10, 2020

Mr. Benjamin Kramer, Manager
Lancaster Township
113 Kings Alley
Harmony, PA 16037

Subject: Arden Wood
Proposed Clubhouse – Preliminary/Final
Parcel 200-S7-AB
GF 067016.002

Dear Mr. Kramer:

We have reviewed the revised information submitted for the Arden Development Partners Land Development Plan prepared by Sheffler & Company, Inc. dated July 13, 2020 and offer the following comments:

LOCATION

Property is located along Perry Highway (SR0019)

DESCRIPTION

Proposed 2,600 square foot clubhouse

ZONING

PUD

ZONING ORDINANCE COMMENTS

1. They are proposing 38 parking spaces which can accommodate 75 residents. (§300-15.D.14)

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

2. The Private Road/Street Notice shall be completed. (§243-17.B.1.e.11)

STORMWATER MANAGEMENT ORDINANCE COMMENTS

3. A safety fence may be required at the direction of the Supervisors. (§229-22.B.15)
4. Please provide the infiltration test data for Worksheet 5 of Appendix E. (§229-22.B.12)

Gannett Fleming, Inc.

554 South Erie Street • Mercer, PA 16137
t: 724.269.5168 • tthompson@gfnet.com
www.gannettfleming.com

Gannett Fleming

Mr. Benjamin Kramer
Arden Wood Clubhouse
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5. Provide a copy of the erosion and sedimentation control plan approval letter from the Butler County Conservation District. (§229-22.C.3)
6. Provide a copy of the NPDES permit. (§229-22.C.4)
7. Provide a copy of the wetland mitigation permit. (§229-22.C.5)
8. Appendix E Worksheet 4 shall be revised to provide the proper 2-year rainfall total. (§229-23.C.2)
9. A signed and executed operation and maintenance agreement shall be provided. (§229-25.C.1).

Should you have any questions, please do not hesitate to contact us.

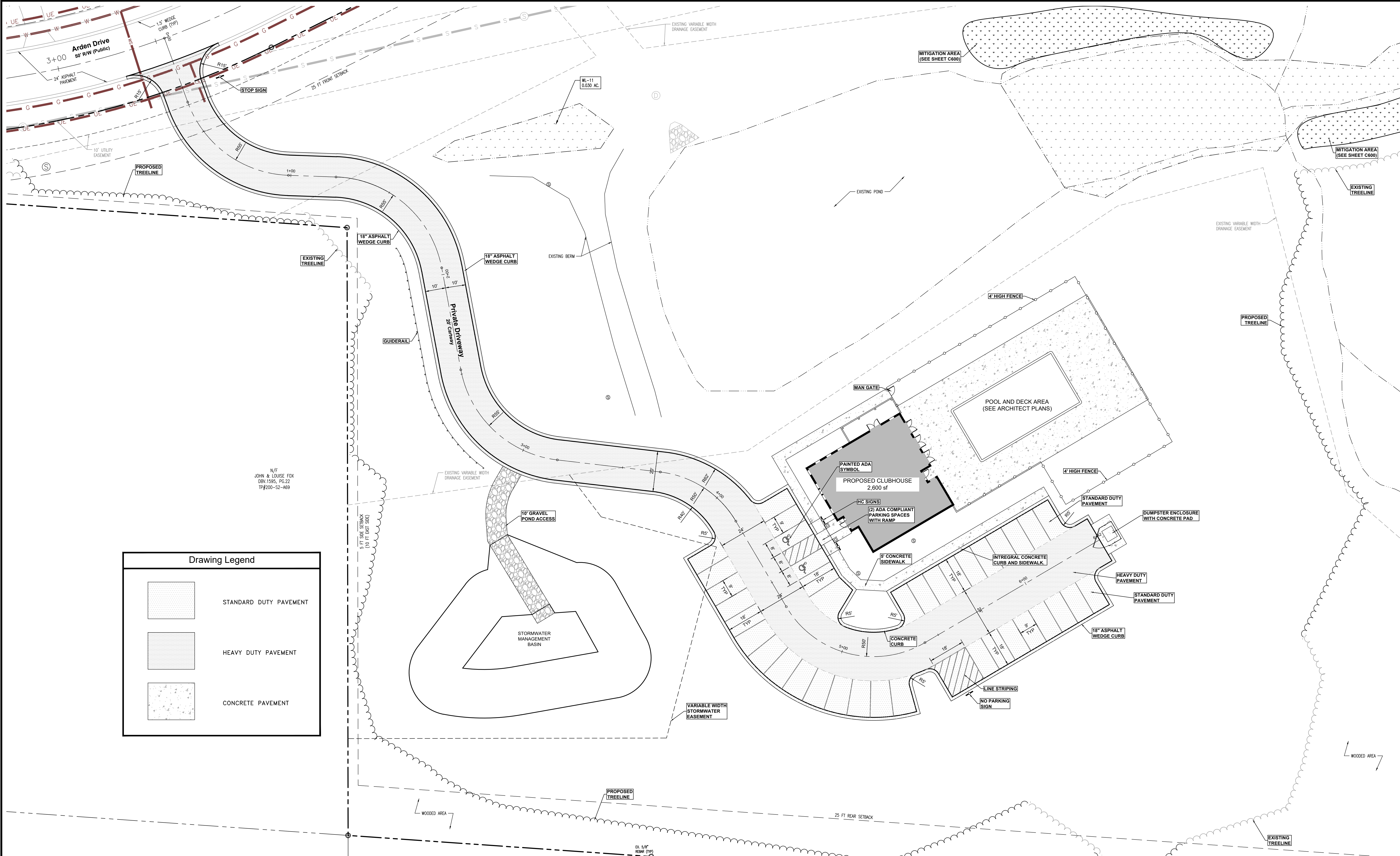
Sincerely,

GANNETT FLEMING, INC.

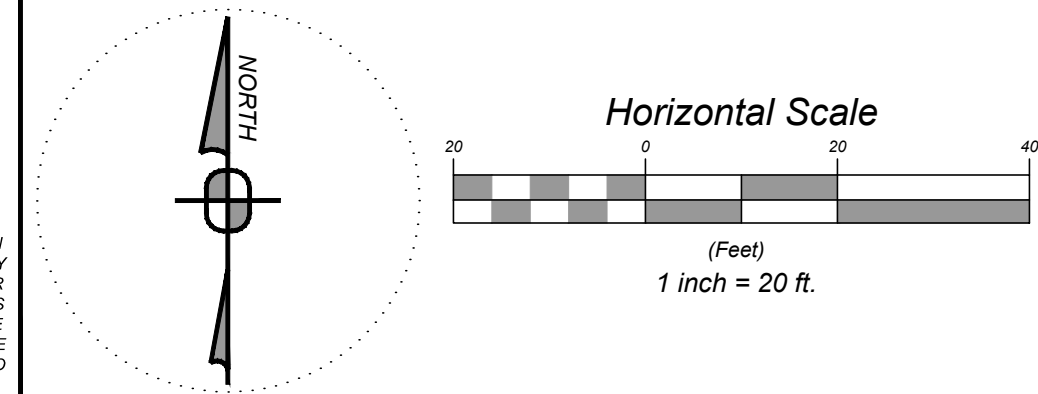


THOMAS L. THOMPSON, P.E.
Senior Project Manager

cc: Sheffler & Company, Inc.



| Drawing Legend | |
|----------------|------------------------|
| | STANDARD DUTY PAVEMENT |
| | HEAVY DUTY PAVEMENT |
| | CONCRETE PAVEMENT |



811 Know what's below.
Call before you dig.

POCS SER. #: DESIGN - 20171580331
DIG - 20171580316

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

| Date: | Revision Description: | By: |
|-----------|-------------------------------|-----|
| 7/13/2020 | Revised per township comments | EMM |



Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Arden Wood Clubhouse
Prepared For:
Arden Development Partners
Situate In:
Lancaster Twp, Butler County, PA

| SITE PLAN | |
|-------------------------|------------------|
| DRAWING SCALE: 1" = 20' | DESIGNED BY: EMM |
| DATE ISSUED: 06/19/2020 | REVIEWED BY: GAS |
| PROJECT JOB#: 3275 | FIELD BOOK #: |
| CADD#: | |

Arden Development Partners
215 Executive Drive,
Suite 300
Cranberry Twp, PA 16066

Sheet No.
C200

LANCASTER TOWNSHIP PLANNING COMMISSION MEETING

April 9, 2020

- Call to Order:** Zoom Meeting was called to order by Sylvia Wack at 7:30pm.
- Members Present:** Sylvia Wack, Derek Hancher, Ben Jezovnik, Maureen Martin, Chris Zoelle, Steve Pernell
- Also Present:** Engineer Tom Thompson, Manager Benjamin Kramer,
- Visitors:** Bob Brennen
- Minutes:** Minutes from the February 2020 meeting were approved. Derek Hancher made the motion to approve, seconded by Steve Pernell. Motion passed by unanimous vote.
- Old Business:** Discussion of Brennen Plan, Plantation One, Rev. 3
- One Waiver was requested, that sidewalks are on one side only. This was approved for other plans.
- Motion was made by Ben Jezovnik to approve, second by Chris Zoelle, approved by unanimous vote
- New Business:** None
- Adjournment:** There being no further agenda items or discussion, a motion to adjourn was made by Maureen Martin, second by Chris Zoelle, motion passed by a unanimous vote. The meeting was adjourned at 7:45 PM.

Respectfully Submitted,

Benjamin L. Jezovnik, Secretary
Lancaster Township Planning Commission