

Lancaster Inter-Municipal Committee

Land Use Advisory Board (LUAB)

Lancaster Township, Lancaster Township Municipal Building
February 2, 2012; 4:00 PM

FEBRUARY 2012 LUAB REGULAR MEETING AGENDA

- 4:00 1. **Call to Order**
The meeting will be convened by Chair Brubaker, who will lead the Pledge of Allegiance.
- 4:00-4:05 2. **Approval of Minutes**
A. Minutes of the January 5, 2012 meeting (Attachment A) - ACTION
- 4:05-4:10 3. **Public Comment**
Members of the public are invited to comment on any items not listed on the agenda. Comments relating to specific items on the agenda should be deferred until the item is presented for discussion.
- 4:10-5:30 4. **Reports and Actions**
- A. **Implementing Action for Review: Rezoning Petition for Erin Court Partners**
Submitted by West Hempfield Township (Attachment B)
- Erin Court Partners, LP submitted a Petition for Amendment of West Hempfield Township Zoning Ordinance and Map to rezone approximately 5.2054 acres of undeveloped land located at the northeast quadrant of the intersection of Hempland Road and Stony Battery Road—and adjacent to U.S. Route 30— from I-2 (General Industrial) to C-2 (Commercial).
- B. **Implementing Action for Review: Rezoning Application from Lanc. General**
Submitted by the City of Lancaster (Attachment C)
- Lancaster General Hospital submitted an Application for Zoning Map or Text Amendment for properties at 538-540 N. Queen Street, 550-572 N. Queen Street, 547-555 N. Prince Street, 48 W. Frederick Street, and 38-40 W. Frederick Street for a change in zoning district designation from R4 (Residential High Density Dwellings and Commercial Services) to HC (Hospital Complex).
- C. **Development of Regional Significance and Impact (DRI): Belmont Planned Commercial Development Conditional Use Application**
Submitted by Manheim Township (Attachment D)
- Manbel Devco submitted a Conditional Use Application for a mixed commercial and residential Planned Commercial Development-1 to be located on approximately 76+ acres on both the east and west sides of Fruitville Pike immediately south of U.S. Route 30 and adjacent to Red Rose Commons. The location is identified as a Growth Opportunity Area per *Growing Together*.

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LIMC

D. Implementing Action for Review: Historic Preservation Overlay District and Zoning Ordinance Update

Submitted by Millersville Borough (Attachment E)

Millersville Borough Council proposes an amendment to Section 380-30 of the Zoning Ordinance regarding Historic Preservation Overlay District.

5:30-5:40

5. New Business

A. Implementation Option Package (IOP) Procedures (Attachment F)

Draft procedures will be presented for review for the GTRCP implementation process.

5:40

6. Other Business

A. Matter of Record

- a. Next Meeting: Thursday March 1, 2012, 4:00 PM, Lancaster Township
- b. "Drop-dead date" for package submission by municipalities for review by LUAB for the March 2012 regular LUAB meeting will be Wednesday, February 22, 2012.
- c. Additional approved representative changes for 2012 (Attachment G) - copy of January 2012 regular LIMC meeting LUAB report.

5:40

7. Adjournment