

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: January 5, 2012 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	Jeff Helm
East Hempfield Township:	Doug Brubaker
East Lampeter Township:	David Sinopoli
East Petersburg Borough:	David Keener
Lancaster City:	Paula Jackson
Lancaster Township:	Tom Daniels
Manheim Township:	Lisa Douglas
Manor Township:	Scott Haverstick
Millersville Borough:	Ed Saylor, Jack Gardner
Mountville Borough:	
West Hempfield Township:	Tony Crocamo
West Lampeter Township:	
LCPC:	Frank Behlau
Conestoga Valley SD:	
Hempfield SD:	
Manheim Township SD:	
Lampeter-Strasburg SD:	
Penn Manor SD:	
School District of Lancaster:	
Lancaster Area Sewer Auth.:	
Suburban Lancaster Sewer Auth.:	
Columbia Water Company:	
Municipal Auth. of East Hempfield:	
East Lampeter Sewer Authority:	
Lancaster City-Water:	
Lancaster City-Wastewater Ops.:	
PennDOT:	
Others:	Michael LaSala, LIMC

1. **Call to Order:** Chair Brubaker called the meeting to order at 4:04 PM.

2. **Approval of Minutes:** Ms. Jackson moved, Mr. Haverstick seconded, and the minutes of the October 6, 2011 and November 3, 2011 meetings were approved with the following correction:

- 5th bullet point on page 4 of the 11/3/11 meeting regarding Student Lodging's request for rezoning should indicate the "Millersville Borough Planning Commission."

The October 6, 2011 meeting minutes were re-approved do to an incorrect second of the motion listed.

3. **Public Comment:** There was no public comment. However, Mr. Behlau took this time to outline staff changes at the LCPC as follows:

- Justin Evans is no longer with the LCPC and has taken a position with Penn Township. Mr. Behlau hopes to fill the position this spring.
- Andy Weaver is no longer with the LCPC and has taken a position with Rettew.
- Tara Hitchens gave birth to a baby girl—Abigail—yesterday and is out on maternity leave. Everyone is well as far as it is known.
- There is shuffling of staff assignments at this time to assure coverage of municipalities.

4. **Nominating Committee for 2012 Officers:** Mr. Haverstick indicated the nominating committee proposes to re-nominate Mr. Brubaker as chair and Mr. Crocamo as vice chair. Ms. Jackson moved, Mr. Haverstick seconded, and Mr. Brubaker was approved as the 2012 chair of LUAB and Mr. Crocamo was approved as the 2012 vice chair of LUAB.

5. **Reports and Actions:**

A. Implementing Action for Review: Student Lodging Rezoning Request

Mr. Gardner provided a presentation with a map to the group. He indicated Student Lodging, along with Millersville University, will be coming back to the borough council regarding this potential project and rezoning request. A discussion ensued with the following main items:

- The borough feels R1A would allow high rises and does not fit into the streetscape.
- Student Lodging did indicate to the borough 3-story buildings are planned.
- Student Lodging offered to pay taxes at assessed value every year despite tax-exempt status. This item is still under negotiation.
- Most residents that came to the public hearing opposed the planned project, and further indicated issues with students already in the general area including walking through properties.
- The most vocal group at the public hearing appeared to be private landlords. It is assumed their opposition is due to a feeling the proposed project would “drive business away.”
- Student Lodging and Millersville University (MU) will come back to the council to discuss how to handle unruly students in the near future.
- The Millersville Borough Planning Commission believes MU has a significant amount of land already, and the proposed project is not the right place to expand.
- Student Lodging does own the property in question now. The main issue is does Millersville Borough want MU to expand out into the borough anymore.
- Mr. Behlau indicated there are models now established nationwide that are thus far successful that be explored as potential options to find different types of zoning possibly for this location.
- It was indicated the future land use plan shows the area in question zoned residential and not institutional.
- Similar opposition was seen with F&M and proposed expansion for student housing. The rezoning petition was withdrawn, and the developer is working within previously established zoning requirements.
- Student Lodging and MU indicated students do not want to live in high-rise dorms anymore.
- MU’s 10-year plan, which was recently completed, did not include the proposed development.

Mr. Haverstick moved, Mr. Daniels seconded, and LUAB unanimously concurred with Millersville Borough’s previous determination and further determined the proposed rezoning is inconsistent with the Growing Together Regional Comprehensive Plan as the future land use plan

identifies the area in question as residential and Student Lodging is proposing a higher density. The LIMC will forward a letter of determination to Millersville Borough.

B. Implementing Action for Review: Rezone portion of 1004 New Holland Avenue

Ms. Jackson provided a brief summary, including reference to a newspaper article, regarding the proposed project and rezoning. The rezoning is requested to allow TLC to construct and operate an aquatic center with plans for a restaurant, offices, pools, and physical therapy services at the location—including services for local school districts. A discussion ensued with the following main points:

- The uses proposed by TLC in the Central Manufacturing (CM) zoning district would have required the granting of use variances by the Zoning Hearing Board. However, the City staff recommendation to rezone the land to Mixed Use (MU) results in all uses becoming uses permitted by right or by special exception. The rezoning would support the City’s promotion of mixed use development at underutilized manufacturing sites. Burle does not want to sell the land, but are exploring a long-term lease with TLC.
- Future land use plan identifies this area to be zoned mixed use.
- A public hearing is scheduled 1/24/12 before city council that will focus only on the zoning change.
- A Traffic Impact Study has commenced.
- Major opposition to the proposed development is not anticipated, but there are concerns regarding traffic and light glare.
- The site plan has not been developed. However, it is anticipated the parking area will be behind the building. There may possibly be a restaurant and special retail outlets at the facility as well.
- New intersections are not being proposed at this time.
- There is accessibility to public transportation.

Mr. Haverstick moved, Mr. Gardner seconded, and LUAB determined unanimously the proposed rezoning to mixed use to be generally consistent with the Growing Together Regional Comprehensive Plan. The LIMC will forward a letter of determination to the City of Lancaster.

C. Proposed 2012 LUAB Meeting Schedule: No objections or concerns were raised regarding the proposed and advertised list of meeting dates and times for LUAB for 2012.

6. New Business

A. Proposed GTRCP Implementation Process: Mr. LaSala provided a brief summary of the proposed process for the implementation of the Growing Together Regional Comprehensive Plan. The focus will be afforded to tools and mechanisms either directly or indirectly inferred within the plan. It has been proposed LUAB serves as a “task force” to review and approve proposed Implementation Option Packages organized by Implementation Groups. Potential procedures and impact to by-laws or agreements are currently under review for approval by the Committee-of-the-Whole.

B. Terms for LUAB Representatives: It was agreed not to investigate the idea of term limits at this time.

7. Other Business

A. Matter of Record

- a. Next meeting is scheduled for Thursday, February 2, 2012 at 4:00 PM at Lancaster Township.
- b. The “drop dead” date for municipal submissions is Wednesday, January 25, 2012.
- c. Approved representative changes or re-appointments are attached in Attachment E.

8. **Adjournment:** Chair Brubaker adjourned the meeting at 5:17 PM.

2012 LIMC FILES/LUAB/Minutes and Agendas/LUAB Minutes 1-5-12 draft