

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: October 2, 2014 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	
East Hempfield Township:	Doug Brubaker
East Lampeter Township:	David Sinopoli
East Petersburg Borough:	
Lancaster City:	
Lancaster Township:	Tom Daniels
Manheim Township:	Lisa Douglas
Manor Township:	Pam Shellenberger
Millersville Borough:	Ed Saylor
Mountville Borough:	Francis Zimmer
West Hempfield Township:	Tony Crocamo
West Lampeter Township:	
LCPC:	Randall Heilman
Conestoga Valley SD:	
Hempfield SD:	
Manheim Township SD:	
Lampeter-Strasburg SD:	
Penn Manor SD:	
School District of Lancaster:	
Lancaster Area Sewer Auth.:	Scot Fertich
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, LandStudies

1. **Call to Order:** Chair Brubaker called the meeting to order at 4:05pm and led the group in the Pledge of Allegiance.

2. **Establish Quorum:** Roll call was taken by voting entities. Nine of the twelve voting entities were present, thus a quorum was established.

3. **Approval of Minutes:** Mr. Daniels moved, Mr. Zimmer seconded the motion, and the minutes of the August 7, 2014 meeting were approved with the following changes:

- Change “Gretchen Harris” to “Gretchen Smith”

4. **Public Comment:** None

5. **Reports and Actions:**

A. Submissions for Review

1. Lancaster Township – City of Lancaster Operations Center Land Development (continued discussion)

Mr. Daniels provided an update:

- The Zoning hearing Board denied a variance for use
- The City does have other options, and it is anticipated they will address

The discussion opened up to the group with the following primary points:

- The submission will be tabled indefinitely

2. East Hempfield Township – J&S Property Conditional Use Application

Mr. Brubaker provided the initial discussion points, with primary points as follows:

- The application is associated with an existing building based on heavy timber construction. There is a concern relative to the conditional use desires versus the construction type.
- Not a significant item, but was forwarded for review

The discussion opened up to the group and LUAB chose not to make any comments.

3. Manheim Township – Brethren Village Rezoning Petition

Ms. Douglas provided initial discussion points, with primary points as follows:

- Brethren Village is “constantly in motion” with new projects
- Brethren Village desires to rezone an approximate 5 acre parcel from Industrial to Institutional that they own and abuts the current campus
- MTPC voted in favor of the rezoning

The discussion opened up to the group with the following primary points:

- This item will be reviewed by LCPC on 10/6
- The parcel is completely encircled by property they own

Mr. Daniels moved, Mr. Zimmer seconded the motion, and the proposed rezoning was determined to be generally consistent with the Growing Together Regional Comprehensive Plan by a unanimous vote.

6. **Old Business:**

A. GTRCP Update: A discussion was held regarding potential next steps and the developed “Considerations for Scope Review” for internal efforts associated with the GTRCP review/update. Several primary points discussed included:

- It was confirmed that the LIMC voted to have LUAB handle logistics associated with an update and/or review of GTRCP
- It has been indicated previously that Columbia planned to join the comp plan at the update. Clarity needs to be achieved regarding Columbia’s desires and intentions.
- The county is about to pursue an update of the county’s comp plan. In turn, an integration of the GTRCP update with the county update could occur.
- It may be appropriate to also revisit ELA’s proposed scope in conjunction with the internal developed scope review.

Mr. Crocama moved, Mr. Saylor seconded the motion, and LUAB approved unanimously a request to use the LIMC to use the \$15,000 in reserved funds for the comp plan update/review to contract with ELA for proposed services. Mr. LaSala indicated the next regular monthly meeting of the LIMC will not be held until 11/12/14. The request will be presented at that time.

7. **New Business:** None

8. Other Business

A. Matter of Record

- a.** Next meeting is scheduled for Thursday, November 6, 2013 at 4:00pm at Lancaster Township.
- b.** The “drop dead” date for municipal submissions is Thursday, October 30, 2014 for the November 2014 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 5:01pm.