

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: October 3, 2013 – 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:	Paula Jackson
Lancaster Township:	Tom Daniels
Manheim Township:	Lisa Douglas
Manor Township:	
Millersville Borough:	Ed Saylor, Jack Gardner
Mountville Borough:	Francis Zimmer
West Hempfield Township:	
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.:	
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; Carline Hoffer, Barley Snyder; Mark Johnson, RGS Associates

- 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. Eight of the twelve voting entities were present (with seven voting representatives present), thus a quorum was established.
- 3. Approval of Minutes:** Mr. Gardner moved, Ms. Jackson seconded the motion, and the minutes of the September 5, 2013 meeting were approved.

4. **Public Comment:** There was no public comment.

5. **Reports and Actions:**

A. Submissions for Review

1. East Hempfield Township - EG Stoltzfus Land, LLC Rezoning Request

Mr. Johnson of RGS provided initial comments with primary points as follows:

- The rezoning request is for approximately 66 acres commonly known as Landis Farm from AH to R-1.
- Rezoning this tract of land was presented to LUAB earlier this year for rezoning to R-2. Based on feedback, the applicant is seeking an R-1 rezoning at this time.
- Proposed development exceeds the minimum requirements of 20% open space, as approximately 30% of the tract is proposed as open space.
- Through the development, the “hard curve” on Nissley Road will be softened through realignment.
- The new concept reflects R-1 zoning. The previous concept displayed a more dense layout (as R-2 requires more density).

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

- R-1 zones surround this tract.
- No townhomes are currently planned.
- The farmstead will be removed, as there was no historical value that could be identified.
- The tract is currently shown as a targeted Growth Opportunity Area on the Future Land Use Plan (mixed use).
- Home businesses are permitted to a certain extent. A new township ordinance is under development that would provide appropriate flexibility for in-home businesses such as consulting.
- The bridge at the north end of the proposed development was replaced approximately 2 years ago.

Ms. Jackson moved, Mr. Sinopoli seconded the motion, and LUAB determined the rezoning request from AH to R-1 (Suburban Residential Zone (SR)) to be generally consistent with the Growing Together Regional Comprehensive Plan by a unanimous vote with Chair Brubaker abstaining. LUAB requests East Hempfield Township and EG Stoltzfus Land, LLC consider addition of townhomes for mix of housing types. The LIMC will forward a letter of determination to East Hempfield Township.

2. Manheim Township - Petition to Rezone 15 Properties

Ms. Hoffer of Barley Snyder provided initial comments with primary points as follows:

- Fifteen properties along and adjacent to the Manheim Pike corridor in Manheim Township are requesting rezoning from I-1 to B-4.
- These properties are currently surrounded by other properties zoned B-4.
- This area is identified as a “Highway Regeneration District” in the MT comp plan.
- Most of the existing structures that were a component of the industrial district are coming to the end of their economic life.
- Currently, there is a “hodge-podge” of uses through the corridor.

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

- B-4 zones allow a number of uses including offices, banks, retail, and restaurants. No conventional industrial uses are permitted in B-4 zones-more of an office district.
- Based on current uses, the B-4 zone would be more appropriate.
- Future land use has always shown industrial, but the area has changed and evolved.

Mr. Daniels moved, Ms. Jackson seconded the motion, and LUAB determined the proposed rezoning from I-1 to B-4 to be generally consistent with the Growing Together Regional

Comprehensive Plan by a unanimous vote. The LIMC will forward a letter of determination to Manheim Township.

3. Manheim Township - Official Map Changes

Ms. Douglas provided initial comments with primary points as follows:

- Manheim Township is developing its first Official Map.
- There is an ordinance component of the map.
- The map is a reflection of “piling” all the information together of the various plans.
- RRTA and Amtrak were included in conversations for the map development.
- A general purpose of the Official Map is to visualize outline goals.

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

- The GTRCP recommends municipalities develop Official Maps.

Ms. Jackson moved, Mr. Gardner seconded the motion, and LUAB determined the proposed Official Map and Ordinance to be consistent with the Growing Together Regional Comprehensive Plan by a unanimous vote. The LIMC will forward a letter of determination to Manheim Township.

6. **Old Business:** No comments were available at this time.

7. **New Business:** None.

8. Other Business

A. Matter of Record

- a. Next meeting is scheduled for Thursday, November 7, 2013 at 4:00pm at Lancaster Township.
- b. The “drop dead” date for municipal submissions is Friday, November 1, 2013 for the November 2013 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 5:20pm.