

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: October 4, 2012 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	
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:	
Millersville Borough:	Ed Saylor
Mountville Borough:	
West Hempfield Township:	
West Lampeter Township:	
LCPC:	Tara Hitchens, Brad Stewart
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:	Brian Walter
Others:	Michael LaSala, LIMC

- 1. Call to Order:** Chair Brubaker called the meeting to order at 4:10 pm 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, thus a quorum was established.
- 3. Approval of Minutes:** Mr. Saylor moved, Ms. Jackson seconded the motion, and the minutes of the July 12, 2012 meeting were approved.
- 4. Public Comment:** There was no public comment.

5. Reports and Actions:

A. Implementing Action for Review: Lancaster County Conservancy Petition to Amend the East Hempfield Township Zoning Ordinance.

Mr. Brubaker provided initial comments with primary points as follows:

- The property in question is off of Farmingdale Road, and includes lands (along with structures) that were a part of the Brubaker family previously.
- The petition is for a text amendment to allow rezoning relative to the proposed Urban Forest Center.
- Language would be added to the zoning ordinance to “allow” the scenario, as it is unique in nature.
- No zone currently exists that would allow the proposed uses of the center.

The item was opened to the group for discussion, with the following primary points:

- Minor retail would be allowed. The intent of retail is not for wholesale or similar large scale retail operations. With respect to LCC, it would allow the sale of native plants and educational materials.
- Alternative energy facilities contemplated by LCC include composting, cistern, and a solar array. Geothermal was considered, but deemed not feasible due to previous uses on the land.
- There are several minor concerns, but are currently under review to find solutions.
- The amendment would create a new zoning district within the zoning ordinance.
- The township golf course would be considered an ROS in the revised ordinance under development.

Ms. Jackson moved, Mr. Daniels seconded the motion, and LUAB determined the proposed rezoning to be consistent with the Growing Together Regional Comprehensive Plan by a unanimous vote. Mr. Brubaker abstained. The LIMC will forward a letter of determination to East Hempfield Township.

B. Implementing Action for Review: Manheim Township Subdivision/Land Development Ordinance (SLDO) Text Amendment.

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

- The purpose of the text amendment is to “marry” recommendations from the Park and Rec Plan with current regulations.
- The amendment primarily updates definitions, and includes descriptions of pathways and linear trails.
- It was felt the term “non-motorized trail” was misleading, hence the new definitions.
- The changes would include a requirement to complete a market analysis for costs by a developer in lieu of a pre-determined lump sum fee.

The item was opened up to the group for discussion, with the following primary points:

- 100 dwelling units were established as a threshold, but more for guidance.
- There is a shift with the language to look at the value of the land instead of a lump sum fee.

Ms. Jackson moved, Mr. Saylor seconded the motion, and LUAB determined the proposed text amendment to the SLDO 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 old business was discussed.

7. New Business:

A. **City of Lancaster Zoning Ordinance Update:** Ms. Jackson confirmed the city is currently in the process of updating the zoning ordinance. It was indicated meetings were held (outside of the required public meetings per the MPC) that proved to help the process through good feedback. A public meeting is currently scheduled for 10/30/12 as well.

B. High Industries/East Lampeter Township submission: Ms. Hitchens indicated LUAB should anticipate receiving a submission from East Lampeter Township regarding rezoning of the Greenfield campus. Mr. LaSala confirmed the LIMC has received the package, and will distribute to LUAB early next week. The item will be placed on the November agenda.

8. Other Business

A. Matter of Record

- a. Next meeting is scheduled for Thursday, November 1, 2012 at 4:00 pm at Lancaster Township.
- b. The “drop dead” date for municipal submissions is Friday, October 26, 2012 for the November 2012 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 4:45 pm.