

LANCASTER INTER-MUNICIPAL COMMITTEE

LAND USE ADVISORY BOARD

MINUTES

Date and Time: October 6, 2011 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	
East Hempfield Township:	John Bingham, 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:	Pam Shellenberger
Millersville Borough:	Jack Gardner
Mountville Borough:	Francis Zimmer
West Hempfield Township:	Tony Crocamo
West Lampeter Township:	Jim Kalenich
LCPC:	Randal Heilman, 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:	
Others:	Michael LaSala, LIMC

1. **Call to Order:** Chairman Brubaker called the meeting to order at 4:00 PM.
2. **Public Comment:** There was no public comment.
3. **Introduction(s):** Michael LaSala was introduced as the new Executive Director of the LIMC.
4. **Minutes:** Ms. Paula Jackson moved, Mr. John Bingham seconded, and the minutes of the August 4, 2011 meeting were approved. Ms. Paula Jackson moved, Ms. Pam Shellenberger seconded, and the minutes of the September 8, 2011 meeting were approved.

5. Implementing Action for Review: Manheim Township-Conditional Use Application for The Crossings at Conestoga Creek:

The applicant is requesting approval of conditional use pursuant to Section 1404.1 of the Zoning Ordinance to permit the property to be developed as a Planned Commercial Development. The area is currently located in the I-1 Industrial District pursuant to the Zoning Map of Manheim Township. Lisa Douglas provided a brief synopsis on the background of this item. Primary points included, but are not limited to:

- There have been 18 hearings over a 1 ½ year period for conditional use approval.
- Included in the conceptual plans are 211,000 square feet of retail space, townhouse-style residential units (app. 258 units), and a hotel (app. 145 rooms).
- Public hearing is set for November 14, 2011.
- Intent of the plan is “Main Street” development.
- High has approached East Hempfield Township regarding improvements to portions of Farmingdale Road.
- Dialogue between Manheim Township, City of Lancaster, and East Hempfield Township is on-going.

A review discussion ensued with the following items of note:

- The traffic study did not include the intersection of Marietta Avenue and Farmingdale Road. A concern was raised and agreed in principle that this intersection will be impacted by this development.
- It was indicated the required storm water management protocols have not been fully evaluated as of yet.
- Neither the developer nor the conceptual plan indicated if the retail space next to the proposed hotel will be a restaurant or not.
- Pedestrian access to Long’s Park should be afforded additional review and addressed to ensure proper and safe access.
- It is assumed the proposed pedestrian access over the Conestoga Creek on the west side of the site will connect with another proposed trail.
- High has indicated it understands the necessary precautions and procedures that need to be followed as a result of an archaeological find.
- It should be noted that the existing southwestern structure may have elements of an old log cabin.

It was agreed additional time needs to be afforded review of this item due to the regional impact. Ms. Paula Jackson moved, Mr. Tom Daniels seconded, and it was approved to table the discussion until the next meeting. Any additional questions regarding this item should be forwarded to Michael LaSala by 10/27/11.

6. Upcoming Events/New Business:

- The Lancaster County Clean Water Consortium (LCCWC) will conduct three forums in the near future regarding MS4 compliance including a workshop presented by the EPA and DEP. If interested, please check the LCCWC website for more information.
- Ms. Paula Jackson indicated the City of Lancaster has received materials that she will forward to the LIMC for review at the next meeting regarding a potential zoning amendment.

- Ms. Lisa Douglas distributed copies of the Manheim Township Comprehensive Zoning Ordinance update that will be reviewed at the next meeting.

7. **Next LUAB Meeting:** The next LUAB meeting will be at 4:00 PM in Lancaster Township on November 3, 2011.

8. **Adjournment:** Chairman Brubaker adjourned the meeting at 5:05 PM.