

LANCASTER INTER-MUNICIPAL COMMITTEE

LAND USE ADVISORY BOARD

MINUTES

Date and Time: November 3, 2011 – 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:	Scott Haverstick
Millersville Borough:	Ed Saylor, Jack Gardner
Mountville Borough:	
West Hempfield Township:	Tony Crocamo, Kent Gardner
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, LIMC; Stacey Morgan, Hartman, Underhill & Brubaker

1. **Call to Order:** Chairman Brubaker called the meeting to order at 4:03 PM.
2. **Public Comment:** There was no public comment.
3. **Minutes of October 6, 2011 meeting:** Mr. J. Gardner moved, unknown person seconded, and the minutes of the October 6, 2011 meeting were approved with the following noted: Mr. E.

Saylor, Mr. S. Haverstick, and Ms. T. Hitchens did not attend the meeting. Mr. R. Heilman did attend the meeting. PMN: Do to the unknown person seconding the motion, the minutes of October 6, 2011 meeting will be presented at the January 5, 2012 meeting for reapproval.

4. **Nominating Committee for 2012 Officers:** The nominating committee for 2012 officers (chair and vice-chair) was developed and the three-person committee will be Ms. P. Jackson, Mr. T. Crocamo, and Mr. S. Haverstick. The committee will provide a list of candidates at the December 2011 LUAB meeting.

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. This review is a continuation of the October 6, 2011 review. Discussion continued with the following items of note:

- The Manheim Township Planning Commission recommended approval of the application, by a vote of 3-2. Whereby, the Board of Commissioners will hold a public hearing for this item on November 14, 2011.
- One historic structure has been identified and will be converted into an observation post at the southwest side of the proposed development.
- The comments provided by Mr. K. Gardner regarding the bus stop turn-out was passed on to the commissioner's for review. The developer indicated they will work with RRTA for final bus stop location.
- An inquiry was made into the reasoning behind the two no-votes by the planning commission members. It was indicated the two members do not believe the conceptual plan provides a "Main Street" theme.
- It was confirmed the new traffic study will be studying the same intersections as the previous study. The intersection of Marietta Pike and Farmingdale Road is not a part of the study.
- A comment was made that there is essentially "nothing" along the main street.
- A comment was made that the plan reveals an exceptionally high amount of asphalt paving.
- Ms. P. Jackson confirmed the City of Lancaster has not taken an official position with proposed development.
- Several comments were made that there are a relative high number of inconsistencies in the conceptual plan when compared to Growing Together.

Ms. P. Jackson moved, Mr. S. Haverstick seconded, and the board determined, by a 6-1 vote, the proposed development to be potentially consistent with the Growing Together Regional Comprehensive Plan with the following items determined to be inconsistent with the plan:

- Land Use-Community Character: does not follow a "Main Street" theme
- Land Use-Development Patterns: does not promote walkability
- Housing: does not provide a variety in housing choices

- Vehicular Transportation: excessive asphalt and lack of proper accessibility to the site
- Public Transportation: lacks accessibility to public transportation
- Alternative Transportation: does not address multiple modes of alternative transportation

Mr. D. Brubaker was the sole no vote and indicated there are too many inconsistencies with Growing Together to be considered potentially consistent. Mr. M. LaSala will provide a letter to Manheim Township outlining the determination made by the board.

6. Implementing Action for Review: Manheim Township Comprehensive Zoning Ordinance Update:

Manheim Township has prepared a draft update of their comprehensive zoning ordinance as prepared by Thomas Comitta Associates, Inc. Discussion ensued with the following items of note:

- Ms. L. Douglas provided a brief overview of changes in the ordinance update including:
 - T-zones
 - TDRs
 - PRD - eliminated cluster developments
 - Sign regulations
 - Densities - up to 10 units/acre; varies by district
- Parking stall sizes will be increased
- The commissioners will make a decision regarding parking demand needs assessments
- The update will be presented to the LCPC board on 11/14/11.
- Overall, LCPC believes the update is mostly positive in nature. However, LCPC will provide a list of recommendations for future consideration by Manheim Township.

Ms. P. Jackson moved, Mr. T. Crocarno seconded, and the board determined, by unanimous vote, the Manheim Township Comprehensive Zoning Ordinance Update to be generally consistent with the Growing Together Regional Comprehensive Plan based on the presentation and comments provided during the meeting. Mr. M. LaSala will provide a letter to Manheim Township outlining the determination made by the board.

7. Implementing Action for Review: City of Lancaster-Proposed Rezoning of 533 Janet Avenue:

The applicant is requesting rezoning of the tract of land located at 533 Janet Avenue from CM (Central Manufacturing) to MU (Mixed Use). The purpose of the requested rezoning is to enable development of the site with a mix of professional offices and multifamily residential uses. Discussion ensued with the following items of note:

- Ms. P. Jackson provided a brief overview of the applicant's proposed plans including reference to a newspaper article and a map. Several primary points of note:
 - Weber Advertising currently houses corporate operations at this location
 - Weber Advertising plans to renovate the balance of the property for commercial offices and multifamily residential use.

- The first public hearing for proposed rezoning will be 12/13/11.

Ms. T. Daniels moved, Mr. S. Haverstick seconded, and the board determined, by unanimous vote with one abstaining, the proposed rezoning of 533 Janet Avenue to be consistent with the Growing Together Regional Comprehensive Plan. Ms. P. Jackson abstained from voting. Mr. M. LaSala will provide a letter to the City of Lancaster outlining the determination made by the board.

8. Implementing Action for Review: Millersville Borough-Student Lodging, Inc. Rezoning Request:

The petitioner is requesting rezoning of approximately 14.5 acres of land located between N. Duke Street, W. Frederick Street, and N. Prince Street within the borough limits of Millersville. The parcels requested for rezoning are currently owned by Student Lodging, Inc. The property is located within the R1 Low Density Residential District. The petitioner is requesting rezoning to R1A Residential/University District. Discussion ensued with the following items of note:

- Stacey Morgan of Hartman, Underhill & Brubaker gave a presentation on behalf of Student Lodging, Inc. with the following items of note:
 - Student Lodging, Inc. provides housing for Millersville University students.
 - The fact the two dormitory towers are outdated triggered the potential project on the site in question.
 - The potential project will provide more housing for students and will “get students out of the borough and into a controlled area.”
 - Student Lodging, Inc. believes the proposed project will promote walking and biking of students. Therefore, any traffic impact from development of the land will be minimal.
- The property in question is currently undeveloped.
- Student Lodging, Inc. has requested rezoning to R1A.
- Rezoning to R1A would permit Student Lodging, Inc. to build dormitories up to nine stories tall.
- Millersville Borough Planning Commission indicated they have no issues with Student Lodging, Inc. However, they do have an issue with the proposed development at this location-specifically rezoning to R1A.
- The Millersville Borough Planning Commission recommended not approving the request for rezoning by a vote of 3-0.
- It will be decided at the next council meeting if a public hearing would be held. The hearing would most likely be held on 12/13/11.
- LCPC has not made any recommendations at this time. LCPC will look at the request on 11/28/11.
- It was indicated the proposed development is a change from Millersville University’s 10-year plan.
- It was agreed more time is needed to review this item.

Ms. P. Jackson moved, Mr. T. Daniels seconded, and it was approved to table the discussion until the next meeting on December 1, 2011.

9. **Upcoming Events/New Business:**

- No new business

7. **Next LUAB Meeting:** The next LUAB meeting will be at 4:00 PM in Lancaster Township on December 1, 2011.

8. **Adjournment:** Chairman Brubaker adjourned the meeting at 5:58 PM.