

**LANCASTER INTER-MUNICIPAL COMMITTEE**  
**LAND USE ADVISORY BOARD**

**MINUTES OF THE REGULAR LUAB MONTHLY MEETING**

**Date and Time:** March 1, 2012 – 4:00 PM

**Place:** Lancaster Township Office

**Attendance:**

Columbia Borough:	
East Hempfield Township:	Doug Brubaker, John Bingham
East Lampeter Township:	David Sinopoli
East Petersburg Borough:	David Keener
Lancaster City:	Paula Jackson
Lancaster Township:	Tom Daniels
Manheim Township:	Lisa Douglas
Manor Township:	Scott Haverstick
Millersville Borough:	Ed Saylor, Jack Gardner
Mountville Borough:	Francis Zimmer
West Hempfield Township:	
West Lampeter Township:	Richard Hess
LCPC:	Patricia Kadel
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:	Brian Walter
Others:	Michael LaSala, LIMC

- 1. Call to Order:** Chair Brubaker called the meeting to order at 4:00 pm and led the group in the Pledge of Allegiance.
- 2. Establish Quorum:** Roll call was taken by voting entities. Ten of the twelve voting entities were present, thus a quorum was established. Mr. LaSala confirmed seven voting entities are required to establish a quorum.
- 3. Approval of Minutes:** Ms. Jackson moved, Mr. Daniels seconded the motion, and the minutes of the February 2, 2012 meeting were approved with Chair Brubaker abstaining from the vote.

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

5. **Reports and Actions:**

**A. Implementing Action for Review: Penn Manor School District Rezoning Petition**

Mr. Haverstick, on behalf of Manor Township, provided a summary of the petition with the following primary points:

- There are three parcels in question, but the rezoning encompasses only two parcels. One parcel is currently zoned RL1. All three parcels are within the boundaries of the adopted Urban Growth Area.
- The parcels include the existing Manor Middle School campus off of Charlestown Road.
- The school district indicated they will be building a new elementary school. They would not be able to build the school with the current zoning.
- The Future Land Use Plan shows the parcels in question to be a combination of institutional and residential usage.
- Manor Township does not object to the rezoning, and possibly could have rezoned these parcels anyway after a review of all zoned areas within the township.
- The school district paid approximately \$4 million dollars to acquire the additional parcels, including the one labeled “Fisher Farm.”

Ms. Kadel, on behalf of the LCPC, indicated the LCPC has not completed a review of the proposed rezoning. Several questions were posed, and the following main points were discussed:

- The potential historic significance relative to the Fisher Farm parcel, and corresponding possible structures on the parcel.
- With the consolidation of the parcels, the potential for the Fisher Farm parcel to be sold and developed would be lessened.

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

- The land is currently farmed, and the farming can continue with the rezoning.
- The school district alluded to the possibility of another elementary school on the property in the future as well.

Ms. Jackson moved, Mr. Zimmer seconded the motion, and LUAB determined unanimously the proposed rezoning from Rural (R) to Low Density Residential Flex Zone (RL1) to be generally consistent with the Growing Together Regional Comprehensive Plan. Manor Township abstained from voting. The LIMC will forward a letter of determination to Manor Township.

**B. Implementation Option Package 2012-1, GPAB Reviews**

Mr. LaSala provided several comments to questions posed by Ms. Jackson in an e-mail and questions raised during the meeting. Primary points of discussion are as follows:

- The Greenway and Park Advisory Board (GPAB) is composed of representatives from the LIMC municipalities and other organizations. All representatives must be approved by the Committee-of-the-Whole of the LIMC.
- GPAB meets the first Monday of every month.
- A GPAB review will focus on Park & Open Space and Natural Resources Protection. A review would be completed in conjunction with a LUAB review.
- The sponsoring municipality would request a GPAB review for land development plans when a package is submitted for a LUAB review.
- Growing Together indicates GPAB should be performing such reviews.
- It is ultimately the decision of the individual municipalities to participate in this option. An MOU was developed to reserve acceptance to the individual municipalities.
- The package was developed by following the mantra of reserving municipal authority.
- Recommendations should also be allowed by GPAB, and not just limited to comments.

Ms. Jackson moved, Mr. Haverstick seconded, and LUAB unanimously recommends approval of Implementation Option Package 2012-1 (GPAB Reviews) by the LIMC with the following

modifications: (a) in section A.c. of the MOU, change “shall” to “may”; and (b) in section E.e. of the MOU, provide GPAB the option to make either recommendations or comments.

6. **Old Business:** No old business was discussed.

7. **New Business:** No new business was discussed.

8. **Other Business**

**A. Matter of Record**

a. Next meeting is scheduled for Thursday, April 5, 2012 at 4:00 pm at Lancaster Township.

b. The “drop dead” date for municipal submissions is Tuesday, March 27, 2012 for the April 2012 LUAB meeting.

7. **Adjournment:** Chair Brubaker adjourned the meeting at 4:42 pm.