

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

**MINUTES OF THE REGULAR LUAB MONTHLY MEETING**

**Date and Time:** March 6, 2014 – 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:	
Manheim Township:	Lisa Douglas
Manor Township:	
Millersville Borough:	Ed Saylor, Jack Gardner
Mountville Borough:	Francis Zimmer
West Hempfield Township:	Tony Crocamo
West Lampeter Township:	
LCPC:	
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, LandStudies; Tracy Hurst, LC PPMRE

- 1. Call to Order:** Chair Brubaker called the meeting to order at 4:00pm and led the group in the Pledge of Allegiance.
- 2. Establish Quorum:** Roll call was taken by voting entities. Seven of the twelve voting entities were present, thus a quorum was established.
- 3. Approval of Minutes:** Minutes for the previous meeting were not available for review, and will be presented at the next convened meeting.

4. **Public Comment:** Comments were provided regarding the adoption of a Stormwater Management Ordinance and corresponding utility fee by the City of Lancaster. It was indicated at the meeting for adoption, no opposition to the ordinance was expressed.

## 5. Reports and Actions:

### A. 2014 Officers

1. The nominating committee indicated it was agreed in principle to nominate the 2014 officers of LUAB for another year. Ms. Jackson moved, Mr. Zimmer seconded the motion, and the nomination and approval of Mr. Brubaker and Mr. Crocarno as 2014 chair and vice chair of LUAB respectively was approved unanimously.

### B. Submissions for Review

#### 1. Manheim Township - Zoning Ordinance Text Amendment (Sapient Management)

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

- A variety of current uses observed at property (JCC)
- Text amendment proposes adding a definition for a use known as “conference/event center.”
- A potential set of uses includes social events, fund raisers, and so on.
- Hours of operation restrictions would be included in the ordinance due to the residential zoning.
- Drive-thru restrictions would also be incorporated.

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

- The text amendment would apply to other opportunities across the township that may arise in R-2 zoning districts.
- Language may need to be reconsidered in the “sidewalks & streetscapes” section due to potential cost-inhibitive requirements that may arise.
- A general comment was made regarding the probable traffic impacts that may arise at the location. It was expressed that the township is currently discussing if a change in use should trigger a traffic impact study.
- Property is ADA-compliant.

Ms. Jackson moved, Mr. Crocarno seconded the motion, and LUAB determined the proposed text amendment and corresponding use to be generally consistent with the Growing Together Regional Comprehensive Plan by a unanimous vote. The board further encourages Manheim Township to consider traffic impact studies due to a change in use as part of zoning reviews and where appropriate. The LIMC will forward a letter of determination to Manheim Township.

### C. Manheim Township - Zoning Ordinance Text Amendment (LCSWMA)

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

- The text amendment is related to LCSWMA property along Harrisburg Pike.
- Zoning is currently industrial with the T-4 overlay (urban neighborhood).
- Amendment proposes to add several definitions.
- A primary purpose of the amendment is to allow LCSWMA to install CNG pumps for fueling converted fleet.
- Language in amendment includes traffic restrictions.

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

- A convenience store located on Stony Battery Road has retail CNG pumps.
- A traffic light exists at the entry point to the facility from Harrisburg Pike.
- LCSWMA purchased property from Burnham to locate the CNG pumps.
- It was agreed in principle the approach by LCSWMA is consistent with the Utilities section of the comprehensive plan.

Ms. Jackson moved, Mr. Zimmer seconded the motion, and LUAB determined the proposed text amendment and corresponding use 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.

6. **Old Business:** No update.

7. **New Business:** Several comments were provided during this time with primary points as follows:

- A reduction in paper copies of provided agendas will be observed for future meetings. Only 4-5 hard copies will be provided for future meetings.
- It was unknown if any municipalities will submit a copy of the SWM ordinance for review and discussion. It was expressed that it is individual municipalities that choose to submit an item for review or not.
- SRBC will be imposing restrictions in near future for draw rates for water supply. As an example, it was indicated a proposed residential subdivision in East Hempfield Township will not be moving ahead due to impending restrictions.

8. **Other Business**

**A. Matter of Record**

- a. Next meeting is scheduled for Thursday, April 3, 2014 at 4:00pm at Lancaster Township.
- b. The “drop dead” date for municipal submissions is Friday, March 28, 2014 for the April 2014 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 4:53pm.