

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: April 5, 2012 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	
East Hempfield Township:	Doug Brubaker, John Bingham, Mark Stivers
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, Jack Gardner
Mountville Borough:	Francis Zimmer
West Hempfield Township:	Tony Crocamo
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; Steve Goris, Sports Complex LLC; Caroline Hoffer, Barley Snyder; Richard Szarko, East Hempfield Township resident; Paula Leicht, Mette, Evans & Woodside

1. **Call to Order:** Chair Brubaker called the meeting to order at 4:04 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.

3. **Approval of Minutes:** Ms. Jackson moved, Mr. Bingham seconded the motion, and the minutes of the March 1, 2012 meeting were approved.

4. **Public Comment:** There was no public comment. However, if the following items were noted during this time:

- Mr. Zimmer indicated the dedication ceremony for the Mountville Borough Veteran's Bridge will be held April 23, 2012 at 1:00 pm.
- Ms. Hitchens indicated the LCPC will not conduct the spring Breakfast Meetings this year. However, the meetings will take place this fall.

5. **Reports and Actions:**

A. Implementing Action for Review: Sports Complex LP Petition to Amend the Zoning Map of East Hempfield Township.

Mr. Stivers, on behalf of East Hempfield Township, provided a summary of the petition with the following primary points:

- The property is located on Spooky Nook Road just off of Route 283.
- The petitioner is requesting rezoning from I-2 to C-3.
- The petitioner has indicated a proposed use of "Regional Sports Facility."
- The current building on the property has been vacant and unused for approximately 12 years.
- There was a previous sub-development plan for the property that divided the property (and building). Portions of the building would have been leased. This plan was approved. The proposed use would combine the two lots.

Ms. Hitchens, on behalf of the LCPC, indicated the LCPC recommends approval after review and approval by LUAB from a previous letter. The item was opened to the group for discussion, with the following primary points:

- A concern was emphasized regarding issues with accessibility and the possible need for a traffic light at the intersection of Spooky Nook Road and the Route 283 access ramps.
- A representative of the petitioner indicated the property has been acquired by Sports Complex. The C-3 designation would allow the proposed use. A C-3 designation would be an extension of the existing C-3 zone immediately adjacent to the property.
- A representative of an East Hempfield Township resident indicated the future land use map shows "Industrial" as the proposed future use. The proposed use is "great," but the petition is for rezoning purposes only. East and north of the property is zoned agricultural, and west and south is zoned C-3. Rezoning would enlarge the existing C-3 zone. The regional comprehensive plan would need to be updated. A consideration should be provided for surrounding land uses for rezoning. There is no data to support a change to C-3. A rezone to C-1 may be more compatible. The representative believes the area is a "sensitive" area. Aerial photographs were provided, and reference was made to five historic properties located nearby.
- A comment was made that a C-3 district in East Hempfield Township is very restrictive.
- The property is located within the urban growth boundaries and is within the Neighborhood & Enterprise Regeneration Area.
- A PennDOT report indicates the interchange between Spooky Nook Road and Route 283 is an underutilized interchange, and data shows the intersection could handle additional traffic.
- A comment was made that the building could not function within an industrial setting anymore.
- A comparison was made to the Lowes site near Greenfield. A text amendment was generated and approved to allow more uses while keeping the property zoned as manufacturing. A comment was made indicating the East Hempfield Township Board of Supervisors is considering a text amendment as well now. Zone C-1 is not being considered by the board at this time either. If C-1 was considered, a text amendment would be needed to allow proposed use.

- Concerns were raised regarding “grid-lock” off of Route 283 at certain times of the day. A representative for Sports Complex indicated traffic patterns associated with proposed complex should not interfere with “normal” work traffic. It was indicated traffic studies are not required for rezoning considerations, only during the land development review process.
- A comment was made the proposed rezoning would be “less obnoxious” than an industrial zone and use.

Mr. Bingham moved, Mr. Zimmer seconded the motion, and LUAB determined the proposed rezoning from General Industrial Zone (I-2) to Highway Commercial Zone (C-3) to be generally consistent with the Growing Together Regional Comprehensive Plan by a vote of 8-1 with one abstaining vote. Mr. Sinopoli of East Lampeter Township abstained from the vote. The LIMC will forward a letter of determination to East Hempfield Township.

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

7. **New Business:** Mr. Stivers indicated the LCPC conducted an event last week regarding “How to Finance Development” and housing. The event was very informative and others should consider attending future events on similar topics.

8. **Other Business**

A. **Matter of Record**

- a. Next meeting is scheduled for Thursday, May 3, 2012 at 4:00 pm at Lancaster Township.
- b. The “drop dead” date for municipal submissions is Friday, April 27, 2012 for the May 2012 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 4:51 pm.

ENC: Paula Leicht (Mette, Evans & Woodside) aerial photographs

2012 LIMC FILES/LUAB/Minutes and Agendas/LUAB Minutes 4-5-12 draft