

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

**MINUTES OF THE REGULAR LUAB MONTHLY MEETING**

**Date and Time:** May 3, 2012 – 4:00 PM

**Place:** Lancaster Township Office

**Attendance:**

Columbia Borough:	Jeff Helm
East Hempfield Township:	Doug Brubaker, Mark Stivers
East Lampeter Township:	David Sinopoli
East Petersburg Borough:	David Keener
Lancaster City:	Paula Jackson
Lancaster Township:	
Manheim Township:	
Manor Township:	Scott Haverstick
Millersville Borough:	Ed Saylor
Mountville Borough:	
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:	
Others:	Michael LaSala, LIMC; Steve Goris, Sports Complex LLC; Caroline Hoffer, Barley Snyder; Richard Szarko, East Hempfield Township resident; Paula Leicht, Mette, Evans & Woodside; Mike Davis, Barley Snyder

1. **Call to Order:** Chair Brubaker called the meeting to order at 4:02 pm and led the group in the Pledge of Allegiance.

2. **Establish Quorum:** Roll call was taken by voting entities. Eight of the twelve voting entities were present, thus a quorum was established.

3. **Approval of Minutes:** Mr. Saylor moved, Ms. Jackson seconded the motion, and the minutes of the April 5, 2012 meeting were approved.

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

5. **Reports and Actions:**

**A. Implementing Action for Review: Franklin & Marshall College and Lancaster General Hospital Application for Zoning Map or Text Amendment**

Ms. Jackson, on behalf of the City of Lancaster, provided a summary of the application with the following primary points:

- The property is located within the boundaries of the former AWI site.
- The city's long-range plan outlines redevelopment of these properties.

Mr. Davis of Barley Snyder, on behalf of the applicants, provided an overview of the proposed pursuits of with rezoning with the following primary points:

- The property is located just off of Harrisburg Pike, and is the current Norfolk Southern (NS) rail yard.
- Applicants are currently working with Norfolk Southern to re-work the existing rail yard across Dillerville Road. Future NS operations would be from the re-worked yard.
- Per a master agreement between NS and the applicants, the property would be turned over to F&M and LGH.
- The applicants are planning for a "meds and eds campus."
- Applicants would relocate certain operational activities to the site, along with adjacent sites proposed for redevelopment.
- Traffic relief congestion is under review. However, a connection would occur between two roadways that will help relieve traffic.

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

- A presentation regarding the proposed rezoning will be provided to the Community Development and Planning Committee of City Council on Monday.
- A public hearing is scheduled for 5/22/12 with city council regarding the rezoning.
- Property is located in an identified Growth Opportunity Area.
- In principle, it was agreed the proposed rezoning and redevelopment is "absolutely" consistent with the GTRCP.

Mr. Haverstick moved, Mr. Crocamo seconded the motion, and LUAB determined the proposed rezoning from Central Manufacturing (CM) to Mixed Use (MU) to be consistent with the Growing Together Regional Comprehensive Plan by a vote of 7-0 with one abstaining vote. Ms. Jackson of the City of Lancaster abstained from the vote. The LIMC will forward a letter of determination to the City of Lancaster.

**B. Implementing Action for Review: Sports Complex, LP Petition to Amend the Zoning Ordinance of East Hempfield Township**

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

- Confirmed the property under review is the same as the property reviewed by LUAB as last month.
- Petitioner has submitted a proposed text amendment to the I-2 zoning in lieu of rezoning.
- A text amendment to the I-2 zone is felt to be the best course of action.

Ms. Hoffer of Barley Snyder, on behalf of the Petitioner, provided the following primary points regarding the proposed text amendment along with discussions from the group:

- The property is located in the "heaviest" industrial zone in the township with respect to the number of permitted uses.
- Final details that need to be worked out will be defining specific items as conditional use or special exemption.

- The Petitioner feels the proposal adequately protects the neighborhood with respect to setbacks, lighting, and so on.
- It was confirmed public sewer service is available on the property.
- A comment was made a text amendment in lieu of rezoning to C-3 will provide the best protection to the neighborhood.
- An industrial zone abutting an agricultural zone would be less intrusive or reduce developmental pressure on the agricultural land in lieu of adjacent commercial zones.
- It was agreed in principle the proposed use fits very well with the property and location.
- Noise and light limitations were addressed in the proposed text amendment.
- It was indicated the applicant is comfortable with the proposed ordinance.

Ms. Leicht of Mette, Evans & Woodside representing Dr. Richard Szarko, provided a summary of considerations with the following primary points along with discussions from the group:

- Agreed with comments regarding C-3 zoning and use and accelerating development on adjacent properties.
- Requested LUAB make a statement that the text amendment route is a preferred route in lieu of rezoning.
- The uses in the current zoning ordinance for I-2 zones are typically seen as “light industrial” applications.
- There is a concern with outdoor activities associated with the use as there are 37 homes in the rural area along with nine homes abutting the property.
- The township’s zoning ordinance exempts outdoor athletic activities.
- The petition should be fine-tuned to make proposed outdoor activities and associated lighting uses a conditional use.
- A concern was raised about future use if the property was to be sold. Protections should be put in place to not allow noise to “get out of hand.” Conditional use would allow future discussions.

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

- The property is located within the boundaries of the urban growth area.
- Athletic activities are not exempt as they are addressed in the proposed ordinance.
- It is felt the lighting use language in the ordinance was a reasonable compromise.
- Traffic studies are not required for re-use proposals in the township. There is a potential for a high number of vehicles and only two lanes currently exist.
- There is not an extensive vegetated buffer between the houses and the building, only a line of several trees. Since the homes are located in an agricultural zone, the buffer is not as “thick.”
- A resident feels the current buffer is not adequate.
- The petitioner does not like the idea of listing certain items as conditional use.

Mr. Haverstick moved, Ms. Jackson seconded the motion, and LUAB determined the proposed text amendment adding to the list of permitted uses set forth in the Zoning Ordinance for I-2 zones to be generally consistent with the Growing Together Regional Comprehensive Plan by a vote of 7-0 with one abstaining vote. Mr. Keener of East Petersburg Borough abstained from the vote. LUAB further provided the following comment for consideration by the township with this motion: (1) a text amendment is preferred in lieu of rezoning for this particular property and proposed use. Mr. Haverstick moved, Mr. Saylor seconded the motion, and LUAB determined the following comments should be provided to the township in the determination letter: (1) future uses for a recreation facility in an I-2 zone should be reviewed against the noise ordinance to ensure items of concern are addressed and (2) enforcement of a vegetated buffer zone between the property and adjacent homes by the township would help negate concerns regarding potential outdoor activities including lighting and noise permitted by the ordinance, by a vote of 7-0 with one abstaining vote. Mr. Keener of East Petersburg Borough abstained from the vote.

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

**7. New Business**

**A. LIMC Facebook Page**

A discussion ensued regarding the LIMC Facebook Page and posting items of interest to LUAB on the page. It was agreed in principle by the group to post agendas, meeting dates, and determinations of the board on the page. However, a determination should not be posted until the submitting municipality receives notice of a LUAB determination.

**8. Other Business**

**A. Matter of Record**

- a.** Next meeting is scheduled for Thursday, June 7, 2012 at 4:00 pm at Lancaster Township.
- b.** The “drop dead” date for municipal submissions is Wednesday, May 30, 2012 for the June 2012 LUAB meeting.

**9. Adjournment:** Chair Brubaker adjourned the meeting at 5:10 pm.