

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: June 5, 2014 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	
East Hempfield Township:	Doug Brubaker, Andrew Stern
East Lampeter Township:	David Sinopoli
East Petersburg Borough:	David Keener
Lancaster City:	Paula Jackson
Lancaster Township:	
Manheim Township:	Lisa Douglas
Manor Township:	Pam Shellenberger, Amber Green
Millersville Borough:	Jack Gardner
Mountville Borough:	Francis Zimmer
West Hempfield Township:	Tony Crocamo
West Lampeter Township:	
LCPC:	Brad Stewart
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; Sandy Kime, ELA Group; Rick Jackson, ELA Group

- 1. Call to Order:** Chair Brubaker called the meeting to order at 4:01pm 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. Crocamo moved, Mr. Zimmer seconded the motion, and the minutes of the March 6, 2014 meeting were approved.

4. Public Comment:

A. General: None

B. GTRCP 2017 Update: Representatives for ELA Group provided a brief summary of actions to date regarding communications to begin outlining the needs and requirements for the 2017 comp plan update. A lengthy discussion ensued with points varying from requirements to potential costs. It was agreed in principle that discussions will commence internally with individual municipalities and group discussions will continue next month.

5. Reports and Actions:

A. Submissions for Review

1. East Hempfield Township – Rezoning Request (Outin Farm)

Mr. Stern provided initial comments with primary points as follows:

- Township is currently working through an update of the Zoning Ordinance, and timing has added difficulties for a rather normal request.
- The Petitioner is requesting a combination of rezoning to I-1 and C-2.
- The parcels are located across Rohrerstown Road from SKH. This area is essentially the “last” open tract in the immediate area.

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

- High level discussions regarding an interchange at Running Pump Road and Route 30 may provide traffic relief in this area if realized.
- Draft Zoning Ordinance has adjacent properties zoned RCC.
- A project would result in Noll Drive being extended.
- Based on current development of Zoning Ordinance update, a “catch-22” has been created that could result in the proposed rezoning reverting back to old ordinance and thus causing the process to start all over again. Which, in turn, could result in procedural hardship.

Ms. Jackson moved, Mr. Crocarno seconded the motion, and LUAB determined the proposed rezoning to be generally consistent with the Growing Together Regional Comprehensive Plan Future Land Use Plan and Policy Framework Plan by a unanimous vote with Chair Brubaker abstaining from vote.

6. Old Business:

A. LUAB Resolution 1-2014: Ms. Jackson introduced the resolution and explained the intent. It was agreed the members will review over the next month and discuss at next month’s meeting.

7. New Business:

A. East Hempfield Township Upcoming Submissions: Mr. Stern provided a brief summary of the current status of the Zoning Ordinance update. A copy of the ordinance can be reviewed on the township’s website, and will be discussed at the next meeting.

8. Other Business

A. Matter of Record

- a. Next meeting is scheduled for Thursday, July 10, 2013 at 4:00pm at Lancaster Township.
- b. The “drop dead” date for municipal submissions is Thursday, July 3, 2014 for the August 2014 LUAB meeting.

9. Adjournment: Chair Brubaker adjourned the meeting at 5:39pm.