

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: June 7, 2012 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	
East Hempfield Township:	Doug Brubaker
East Lampeter Township:	David Sinopoli
East Petersburg Borough:	David Keener
Lancaster City:	Paula Jackson
Lancaster Township:	Tom Daniels
Manheim Township:	Lisa Douglas, Shannon Sinopoli
Manor Township:	Scott Haverstick
Millersville Borough:	Ed Saylor, Jack Gardner
Mountville Borough:	Francis Zimmer
West Hempfield Township:	
West Lampeter Township:	
LCPC:	Gwen Newell
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; Matt Creme, Nikolaus & Hohenadel; John Pogue, East Hempfield Township resident

- 1. Call to Order:** Chair Brubaker called the meeting to order at 4:01 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. Zimmer seconded the motion, and the minutes of the May 3, 2012 meeting were approved.

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

5. **Reports and Actions:**

A. Implementing Action for Review: Lancaster Township Comprehensive Zoning Ordinance Update (draft copy)

Mr. Daniels, on behalf of Lancaster Township, provided a summary of the ordinance update with the following primary points:

- Eliminated the R/S Zone and incorporated uses into R-1 District Zone.
- Created a Local Commercial District—most commercial applications falls under this category.
- Organizing comments from residents, LCPC, and so on for possible incorporation or modifications to the draft.
- The accessory dwelling units only in R-1 was an oversight and will be corrected. Such units will be found within R-1, R-2, and R-3 districts.
- Township is built out, hence the consolidation of certain language in the commercial districts.
- Demolition ordinance references “historic structure protection.”

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

- A confirmation was provided that forestry is a permitted use in each zone type.
- A comment was made that a case in Commonwealth Court may eliminate processing lumber as a forestry item.
- The township no longer has “working quarries.”
- A comment was provided indicating the GTRCP contemplates sharing uses of specific items such as quarries.
- The ordinance will be advertised for the July supervisor’s meeting.

Mr. Haverstick moved, Mr. Gardner seconded the motion, and LUAB determined the proposed zoning ordinance update to be generally consistent based on the presentation with the Growing Together Regional Comprehensive Plan by a vote a unanimous vote. The LIMC will forward a letter of determination to Lancaster Township.

B. Implementing Action for Review: Revised Belmont Conditional Use Application

Ms. Douglas, on behalf of Manheim Township, provided an overview of the application with the following primary points:

- Primary property is a “Growth Opportunity Area,” and is across the street from Red Rose Commons.
- PCD-1 requirements indicate traffic improvements need to be above and beyond what is required under the standard regulations.
- Currently there is approximately 345,000 SF of retail/commercial space planned.
- Public hearing is currently scheduled for July 23rd.
- Tract 1 (west of Fruitville Pike) has been removed from the CUA.
- Manheim Township staff would prefer to see connections (pedestrian, etc.) with the existing adjacent neighborhood.

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

- The purpose of the PCD is to take a development beyond just a shopping center and have a “Main Street” theme.
- D-R overlay zones allow PCD-1 development. However, T-4 zones do not (flood plain).
- Manheim Township staff is currently working with the developer to chip away at perceived barriers for interconnectivity.
- The T-4 zone is also not a part of the CUA. The CUA is only for the primary tract and PCD-1 development.
- It is recognized this location is a GOA, however due diligence is necessary to “get it right.”

- The proposed fire station may end up on a separate property and not on Tract 1.
- Traffic improvements are currently under review with respect to Route 30 and Fruitville Pike versus funding limitations.
- Manheim Township and the developer are reviewing what a PCD-1 should look like at this location.
- Two meetings with local residents have been conducted to date. Public input has been mostly positive to this point.

Ms. Jackson moved, Mr. Haverstick seconded the motion, and LUAB determined that a mixed use development design concept at this location 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 old business was discussed.

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

8. **Other Business**

A. **Matter of Record**

- a. Next meeting is scheduled for Thursday, July 5, 2012 at 4:00 pm at Lancaster Township. The group agreed in principle to move the July meeting to Thursday, July 12, 2012 at 4:00 pm at Lancaster Township due to the Fourth of July holiday.
- b. The “drop dead” date for municipal submissions is Thursday, June 28, 2012 for the July 2012 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 5:03 pm.