

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: July 10, 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:	John Wolf
Lancaster City:	Paula Jackson
Lancaster Township:	
Manheim Township:	Lisa Douglas, Ian Hodge
Manor Township:	Pam Shellenberger
Millersville Borough:	
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.:	
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 4:04pm 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. Zimmer moved, Mr. Crocamo seconded the motion, and the minutes of the June 5, 2014 meeting were approved.

4. **Public Comment:**

A. General: None

B. GTRCP 2017 Update: Representatives for ELA Group and Mr. LaSala provided a brief summary and update from previous communications regarding the 2017 comp plan update. Primary points discussed included:

- Scope review of ELA proposal
- Comments regarding potential for LCPC providing services to assist
- Unknowns that will need to be flushed out (any municipalities dropping out, extent of update, etc.)

Ms. Jackson moved, Mr. Zimmer seconded the motion, and the group agreed to invite representatives of LCPC to attend the August meeting to present and discuss their approach for assisting with the comp plan update.

5. **Reports and Actions:**

A. Submissions for Review

1. East Hempfield Township – Draft Zoning Ordinance and SaLDO

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

- The update process began approximately 4 ½ years ago.
- The township is planning for review and adoption this coming August.
- Appears to be a number of changes, but essentially zones were renamed that give it the appearance of a lot of changes.
- All overlays have been removed.
- Worked diligently to ensure ZO and SaLDO aligned.

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

- Mixed Use designation is still in the ordinance.
- Most of the work for the updates was to towards smoothing out inconsistencies between the two documents.
- There were perceptions of “down-zoning” based on renaming, but the permitted uses did not change.
- Historic preservation is now addressed to the level and detail desired by the township.

Mr. Crocamo moved, Ms. Jackson seconded the motion, and LUAB determined the draft Zoning Ordinance and Subdivision and Land Development Ordinance to be 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: A copy of the proposed resolution was provided. A discussion ensued with the following primary points:

- The resolution is intended to remove the “need” for formal action for minor items. The resolution defines such minor items.
- An interpretation of certain land uses as defined as minor or major could be difficult to address.
- It is difficult to foresee if certain design standards have no impact on adjacent municipalities.

Mr. Crocamo moved, Ms. Shellenberger seconded the motion, and LUAB Resolution 1-2014 was approved with the following changes: 1) Change “matter” to “manner” in the sixth paragraph. 2) delete section 1f, and 3) delete 3c.

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

8. Other Business

A. Matter of Record

- a.** Next meeting is scheduled for Thursday, August 7, 2013 at 4:00pm at Lancaster Township.
- b.** The “drop dead” date for municipal submissions is Thursday, July 31, 2014 for the August 2014 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 5:05pm.