

LANCASTER INTER-MUNICIPAL COMMITTEE

LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: July 12, 2012 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	
East Hempfield Township:	Doug Brubaker
East Lampeter Township:	Lee Young
East Petersburg Borough:	David Keener
Lancaster City:	Paula Jackson
Lancaster Township:	
Manheim Township:	Lisa Douglas
Manor Township:	Scott Haverstick
Millersville Borough:	Ed Saylor
Mountville Borough:	Francis Zimmer
West Hempfield Township:	Tony Crocamo
West Lampeter Township:	
LCPC:	Patricia Kadel
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

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. Douglas moved, Mr. Haverstick seconded the motion, and the minutes of the June 7, 2012 meeting were approved with the following correction:

- Strike “needed” under the second bulleted item of the first sub-section in section 5b, and replace with “required under the standard regulations.”

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

5. **Reports and Actions:**

A. Implementing Action for Review: Drager Petition for Amendment of West Hempfield Township Zoning Ordinance and Map

Ms. Kadel provided initial comments with primary points as follows:

- The petition generated lots of discussion at the 6/25 LCPC meeting.
- The property is located outside the designated UGA.
- Concerns were expressed regarding R-2 zoning.
- The county indicated an analysis should be completed of the UGA and whether it should be enlarged, along with if R-2 is appropriate at this location as a part of the LCPC recommendation.

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

- The property is located in the defined “Heritage Agricultural Landscape” zone.
- The property is located next to the Koller properties, but assumed there is no connection between the two submissions.
- R-2 zoning may allow more development than may be intended, and therefore may be not appropriate at this location.

Ms. Jackson moved, Mr. Saylor seconded the motion, and LUAB determined the proposed rezoning to R-2 Residential from R Rural Agricultural to be inconsistent with the Growing Together Regional Comprehensive Plan by a unanimous vote. The LIMC will forward a letter of determination to West Hempfield Township.

B. Implementing Action for Review: Koller Petition for Amendment of West Hempfield Township Zoning Ordinance and Map

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

- The properties are located outside the designated UGA.
- The property is located next to the Drager property, but assumed there is no connection between the two submissions.
- The properties are located in the defined “Heritage Agricultural Landscape” zone.
- R-2 zoning may allow more development than may be intended, and therefore may not be appropriate at this location.

Ms. Jackson moved, Mr. Zimmer seconded the motion, and LUAB determined the proposed rezoning to R-2 Residential from R Rural Agricultural to be inconsistent with the Growing Together Regional Comprehensive Plan by a unanimous vote. The LIMC will forward a letter of determination to West Hempfield Township.

C. Implementing Action for Review: Ordinance Amending the Zoning Map of Manor Township

Mr. Haverstick, on behalf of Manor Township, opened the discussion with the following primary points:

- The rezoning to Conservation Zone is a court-ordered change.
- It appears there may have been a clerical error, and the property should have been a Conservation Zone and not zoned agricultural from the beginning.
- The property is adjacent to the landfill.

Ms. Jackson moved, Mr. Zimmer seconded the motion, and LUAB determined no comments regarding consistency will be provided due to the circumstances presented by a unanimous vote. The LIMC will forward a letter to Manor Township.

D. Implementing Action for Review: Petition to rezone on Penn Street in Washington Boro

Mr. Haverstick, on behalf of Manor Township, opened the discussion which included the group with the following primary points:

- The property is currently zoned agricultural.
- The property is not within the boundaries of the defined Village Growth Area, but is immediately adjacent to the zone.
- Initial reviews show the possibility of a portion of the property, or a small tract that is a part of the tract in question, as in the VGA. However, a majority of the property is zoned agricultural by the Future Land Use Map.
- Only agricultural products can be sold in agricultural zones. The solicitor indicated ice cream is not an agricultural product.
- The township planning commission indicated no interest in converting 10 ½ acres of agricultural land to a Village zone to sell ice cream.
- A suggestion was made to split the property, but the applicant did not agree. Township staff believes splitting the property may be too cumbersome.
- LCPC has not reviewed the proposed rezoning yet.
- An inquiry was raised on how the proposed rezoning is connected with Growing Together. A review of the three primary objectives under agricultural land uses were reviewed as follows:
 - Continue and expand farmland preservation.
 - Allow and facilitate accessory farm businesses and responsible nontraditional farming techniques.
 - Remove local barriers to farm profitability.

Mr. Saylor moved, Mr. Crocamo seconded the motion, and LUAB determined the proposed rezoning to be inconsistent with the Growing Together Regional Comprehensive Plan by a unanimous vote with Mr. Haverstick abstaining. However, in following the objectives of the comprehensive plan, the proposed use could be allowed in another fashion including, but not limited to, a text amendment. The LIMC will forward a letter of determination to Manor 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, August 2, 2012 at 4:00 pm at Lancaster Township.
- b. The “drop dead” date for municipal submissions is Thursday, July 26, 2012 for the August 2012 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 4:55 pm.