

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: August 1, 2013 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	
East Hempfield Township:	Doug Brubaker
East Lampeter Township:	David Sinopoli
East Petersburg Borough:	
Lancaster City:	Paula Jackson
Lancaster Township:	Tom Daniels
Manheim Township:	
Manor Township:	Pam Shellenberger
Millersville Borough:	Ed Saylor, Jack Gardner
Mountville Borough:	Francis Zimmer
West Hempfield Township:	
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; Carline Hoffer, Barley & Snyder; Mark Campbell, Axios Consulting; Sandy Keim, ELA

- 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. Seven of the twelve voting entities were present, thus a quorum was established.
- 3. Approval of Minutes:** Ms. Jackson moved, Mr. Gardner seconded the motion, and the minutes of the June 6, 2013 meeting were approved.

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

5. **Reports and Actions:**

A. Submissions for Review

1. Manheim Township - Zoning Ordinance Text Amendment (Parking Area Dimensions)

Ms. Hoffer and Mr. Keim provided initial comments with primary points as follows:

- The petition is for a text amendment to “revert” back to previous parking area dimensions prior to changes captured in the new Zoning Ordinance.
- There are approximately 15 landowners/developers on the Petition.
- Based on language in the ordinance relative to parking area dimensions, a 10’ x 18’ parking space would be required. Previous ordinance language called for 9’ x 18’ space.
- The Petition requests changing the ordinance language to allow 9’ wide spaces. The county’s model SALDO calls for 9’ wide spaces.
- Such a change will further other goals associated with reduced stormwater runoff and more open space due to less area dedicated to parking.

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

- Most municipalities follow the 9’ width requirement in the county. Only municipalities known to have different requirements are the City of Lancaster (8 ½’ wide) and East Donegal Township (10’ wide).
- The current MT ordinance provides language concerning 180 SF for a parking space which governs the need for a 10’ wide space.
- A 10’ wide space will require more dedicated space for parking.
- The previous standard in MT was 9’, and the request is to revert back to the 9’ requirement.

Mr. Daniels moved, Ms. Jackson seconded the motion, and LUAB determined the proposed text amendment language 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.

2. East Hempfield Township - Cheswicke LLC Petition to Amend the Zoning Ordinance and Map

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

- The property in question was essentially “abandoned” by the township several years ago.
- Cheswicke LLC acquired the property and are current owners.
- The EHT board of supervisors requested no commercial structures along Marietta Pike. In turn, original designation was R-1.
- The other adjacent parcels are identified as R-2. Cheswicke is requesting rezoning the single parcel to R-2 for consistency.

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

- The same area was previously reviewed by LUAB for a C zone designation. The EHT supervisors did not approve the redesignation.
- A C-1 zone is adjacent to the parcels bordering Marietta Pike. C-1 allows mixed use which is consistent with Cheswicke’s plans for the site and in conjunction with the R-2 designated properties.
- Rezoning process for these properties has been ongoing for several years. This request is the last piece for land development to proceed. A traffic study is currently underway.

Ms. Jackson moved, Mr. Zimmer seconded the motion, and LUAB determined the proposed amendment to the Zoning Ordinance and Map to be generally consistent with the Growing Together Regional Comprehensive Plan by a unanimous vote with Mr. Brubaker abstaining. The LIMC will forward a letter of determination to Manheim Township.

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

7. New Business:

- A. Bylaws Review:** Portions of the LUAB bylaws were reviewed relative to participation, quorum and voting requirements. Several suggestions were presented including notifications to voting members that have been consistently absent, electronic voting possibilities, and “e-meetings.” It was agreed in principle that a conversation should first take place with an attorney, and Mr. LaSala should provide a general reminder to the voting municipalities not present at recent meetings. Mr. LaSala indicated he will approach the LIMC solicitor (HUB).

8. Other Business

A. Matter of Record

- a.** Next meeting is scheduled for Thursday, September 6, 2013 at 4:00pm at Lancaster Township.
 - b.** The “drop dead” date for municipal submissions is Friday, August 31, 2013 for the September 2013 LUAB meeting.
- 9. Adjournment:** Chair Brubaker adjourned the meeting at 5:05pm.