

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: August 6, 2015 – 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, Patrice Allen
Manheim Township:	Lisa Douglas
Manor Township:	Pam Shellenberger, Nick Ebersole
Millersville Borough:	Ed Saylor
Mountville Borough:	Francis Zimmer
West Hempfield Township:	
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:	

- 1. Call to Order:** Chair Brubaker called the meeting to order at 4:03pm 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:** Ms. Jackson moved, Ms. Shellenberger seconded the motion, and the minutes of the May 7, 2015 meeting were approved.

4. **Public Comment:** None

5. **Reports and Actions:**

A. Submissions for Review

1. Manor Township – Amendment to the Manor Township Zoning Map.
 - Ms. Shellenberger provided comments on the proposed Zoning Map Amendment for Manor Township. Armstrong World Industries, Inc. recently acquired a 124 acre parcel located on the east side of South Centerville Road and on the west side of Armstrong’s corporate campus. Armstrong is requesting this property be rezoned from Industrial Zone (I) to the High Density Residential Flex Zone (RH1).
 - Ms. Jackson moved to recommend the proposed rezoning is generally consistent with the Growing Together Comprehensive Plan. Mr. Zimmer seconded the motion. Ms. Shellenberger abstained from voting. The motion carried unanimously.
2. East Hempfield Township – Conditional Use Request
 - Mr. Brubaker provided comments on the Application for Conditional Use submitted by Lime Spring Properties, LP for a 65 acre tract of land located to the south of Marietta Avenue and bisected by Noll Drive. The request is to allow minor changes to the types of dwelling units being developed within the residential section of Lime Spring Farm.
 - Mr. Daniels moved to recommend that this submission does not rise to the level of LUAB rendering an opinion on. Mr. Zimmer seconded the motion. Mr. Brubaker abstained from voting. The motion carried unanimously.
3. East Hempfield Township – Property Rezone Request
 - Mr. Brubaker provided comments on the petition made by John E. and Lori A. Landis to amend the Zoning Map of East Hempfield Township. The Landis’ own approximately 34.75 acres of land at 1896 Colebrook Road with frontage along State Road and Colebrook Road. They have requested a portion of the property along State Road, approximately 2.3 acres including the 2,300 square foot building, be rezoned from Agricultural (A) to Community Business Center (CBC).
 - Ms. Jackson moved to recommend that this submission is inconsistent with the Growing Together Comprehensive Plan. Mr. Daniels seconded the motion. Mr. Brubaker abstained from voting. The motion carried unanimously.

6. **Old Business:**

A. GTRCP Review/Update Scope Development

- a. Ms. Jackson commented that she attended the LIMC meeting on July 8, 2015. She indicated it was very interesting, the outcome that resulted in the change of how the LIMC is going to function.

7. **New Business:** None

8. Other Business

A. Matter of Record

- a.** Next meeting is scheduled for Thursday, September 3, 2015 at 4:00pm at Lancaster Township.
- b.** The due date for municipal submissions is Thursday, August 20, 2015 for the September 2015 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 5:12pm.