

**LANCASTER INTER-MUNICIPAL COMMITTEE**  
**LAND USE ADVISORY BOARD**

**MINUTES OF THE REGULAR LUAB MONTHLY MEETING**

**Date and Time:** August 7, 2014 – 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, Charlotte Katzenmoyer
Lancaster Township:	Tom Daniels, Gretchen Smith
Manheim Township:	Lisa Douglas
Manor Township:	Pam Shellenberger
Millersville Borough:	Ed Saylor, Jack Gardner
Mountville Borough:	Francis Zimmer
West Hempfield Township:	Tony Crocamo
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, LandStudies

1. **Call to Order:** Chair Brubaker called the meeting to order at 4:07pm 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:** Mr. Crocamo moved, Mr. Daniels seconded the motion, and the minutes of the July 10 2014 meeting were approved with the following changes:

- Indicate Mr. Brubaker abstained from voting under Item 5.A.1

- Change “Ms.” To “Mr.” with reference to Mr. Crocamo under Item 5.A.1
- Change “July” to “August” under Item 8.A.b with reference to the next meeting.

#### 4. **Public Comment:**

**A. General:** Two comments were provided as follows:

- Mr. Daniels introduced Gretchen Harris. Ms. Harris will serve as the LUAB alternate for Lancaster Township.
- Mr. Zimmer indicated Mountville’s 200<sup>th</sup> Anniversary celebration will be held this Sunday at 6:30pm in Froelich Park. The U.S. Army Band will be performing.

#### 5. **Reports and Actions:**

##### **A. Submissions for Review**

##### **1. Lancaster Township – City of Lancaster Operations Center Land Development**

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

- During Mayor Gray’s initial term in office, a number of feasibility reviews were conducted. One recommendation from the review was to combine the Streets department and Parks department into a single facility.
- A review of a number of sites was conducted, and the chosen option was the “North Plant Site” (former WWTP location in close proximity to the WaterWorks along the Conestoga River).
- New Operations Center would also include amenities such as a fueling station, car wash, CNG fuel facility, and wood shop.
- The city currently anticipates the cost for construction will be approximately \$5.5 million.
- The city is requesting Lancaster Township to abandon Riverside Drive, which in turn would become a private drive.

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

- The city owns the property, but the property is located in Lancaster Township.
- Currently zoned Open Space-Campus
- Greenway would be a possible spur to bike trails contemplated in area.
- DEP has provided documentation indicating the site is “clean.”
- Lancaster Township Planning Commission has several concerns including certain zoning issues and possibilities of “merging” into adjacent land uses.
- Fueling is only planned for vehicles to be kept at the center
- LCPC has also has concerns regarding the land use and zoning “issues,” and needs to be addressed first.

Mr. Zimmer moved, Mr. Crocamo seconded the motion, and LUAB approved tabling the discussion and a possible determination until next month by a vote of 6-2 with two abstaining votes.

#### 6. **Old Business:**

**A. GTRCP Update:** A brief update was provided regarding changes from previous discussions and a clarification of assistance contemplated by LCPC. Several primary points discussed included:

- A meeting will be conducted between LCPC and the LIMC Executive Committee regarding clarifying assistance and next steps. Mr. Brubaker and Mr. Crocamo will be invited to the meeting as well.
- Ms. Jackson will draft a questionnaire for review in October that would be reviewed by individual municipalities regarding the GTRCP update.

**B. LUAB Resolution 1-2014:** A copy of the proposed resolution was provided and signed with the modifications previously approved included.

#### 7. **New Business:** Fireworks will be displayed at Froelich Park in Mountville on 8/9/14.

## **8. Other Business**

### **A. Matter of Record**

- a.** Next meeting is scheduled for Thursday, September 4, 2013 at 4:00pm at Lancaster Township.
- b.** The “drop dead” date for municipal submissions is Thursday, August 28, 2014 for the September 2014 LUAB meeting.

9. **Adjournment:** Chair Brubaker adjourned the meeting at 5:25pm.