

LANCASTER INTER-MUNICIPAL COMMITTEE
LAND USE ADVISORY BOARD

MINUTES OF THE REGULAR LUAB MONTHLY MEETING

Date and Time: September 5, 2013 – 4:00 PM

Place: Lancaster Township Office

Attendance:

Columbia Borough:	
East Hempfield Township:	
East Lampeter Township:	David Sinopoli
East Petersburg Borough:	
Lancaster City:	Paula Jackson
Lancaster Township:	Tom Daniels
Manheim Township:	Shannon Sinopoli, 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:	
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:** Representative Zimmer called the meeting to order at 4:04pm and led the group in the Pledge of Allegiance. As vice chair, Mr. Crocamo assumed chair duties after quorum was established.
- 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. Shellenberger moved, Ms. Jackson seconded the motion, and the minutes of the August 1, 2013 meeting were approved.

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

5. **Reports and Actions:**

A. Submissions for Review

1. City of Lancaster - Proposed Amendment to SLDO (concerning floodplains)

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

- One clause is proposed for amending the SLDO.
- In the 1980s, the City passed an ordinance restricting building of structures in the 100-year floodplain.
- The new language indicates a study is required for any proposed building in the 100-year floodplain. This language is strictly being added for compliance purposes associated with FEMA requirements. It does not negate the original language regarding restrictions of new buildings in the 100-year floodplain.
- Additionally, the City is reviewing the possibility of changes within the building code regarding language for “flood-proofing” new structures.

Mr. Daniels moved, Mr. Zimmer seconded the motion, and LUAB determined the proposed 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. Manheim Township - Manheim Township School District Petition to Rezone

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

- The school district’s primary campus is located in Neffsville. On the campus, identified as 15 Valley Road, is an approximate 09.41 acre parcel currently zoned B-2.
- The school district is requesting a change to R-3. All other property on the campus is currently zoned R-3.
- The proposed change is also consistent with Manheim Township’s Comprehensive Plan.
- A public hearing is scheduled for 10/14 as of now.
- The exact plans for the parcel are unknown at this time, but the submitted drawing outlines a “proposed parking lot.”

Ms. Jackson moved, Mr. Gardner seconded the motion, and LUAB determined the proposed rezoning from B-2 to R-3 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.

6. **Old Business:** No comments were available at this time.

7. **New Business:**

A. A comment was provided indicating the timeframe for adoption of county-wide model Act 167 ordinance has been extended. The six-month approval period will commence after DEP accepts the final modifications to the draft. DEP is currently reviewing the proposed modifications.

B. Ms. Shellenberger indicated Don Mann will be replacing Scott Haverstick as Manor Township’s LUAB representative.

8. **Other Business**

A. Matter of Record

- a.** Next meeting is scheduled for Thursday, October 3 6, 2013 at 4:00pm at Lancaster Township.
- b.** The “drop dead” date for municipal submissions is Friday, September 27, 2013 for the October 2013 LUAB meeting.

9. **Adjournment:** Vice Chair Crocamo adjourned the meeting at 4:26pm.

2013 LIMC FILES/LUAB/Minutes and Agendas/LUAB Minutes 9-5-13 draft