

LANCASTER INTER-MUNICIPAL COMMITTEE

LAND USE ADVISORY BOARD

MINUTES

Date and Time: November 4, 2010 – 4:00 p.m.

Place: Lancaster Township Office

Attendance:

Representatives (R), Alternates (A), and Others from Participating Municipalities and LCPC:

East Hempfield Township – Doug Brubaker (R)

East Lampeter Township – None

East Petersburg Borough – David Keener (R)

Lancaster City – Paula Jackson (A)

Lancaster Township – Bob Desmarais (R)

Manheim Township – Carol Simpson (R)

Manor Township – Scott Haverstick (R), Pam Shellenberger (A)

Millersville Borough – Ed Saylor (A)

Mountville Borough – Francis Zimmer (R)

West Hempfield Township – Kent Gardner (R)

West Lampeter Township – Dave Martin (A)

Lancaster County Planning Commission – Danny Whittle (R), Tara Hitchens (A), Brad Stewart

Other Representatives:

School District of Lancaster – Greg Collins

Others:

John R. Ahlfeld, LIMC Executive Director

Call to Order – Chairman Desmarais called the meeting to order at 4:08 p.m.

Introductions – There were no introductions.

Public Participation – There was no public participation.

Minutes of the October 7, 2010, Meeting – Mr. Zimmer moved, Mr. Brubaker seconded, and it was voted unanimously to accept the minutes of the October 7, 2010, LUAB meeting as circulated.

Implementing Actions for Review – Mr. Ahlfeld reported that Manheim Township submitted for review a proposed rezoning of 11.078 acres to Business District B-3. He said that the Township's public hearing would be on January 10, 2011, and that LUAB would review the proposal at its December 2, 2010, meeting. Those familiar with the site noted that it was on the east side of Oregon Pike, across from the Golden Triangle Shopping Center.

Mr. Ahlfeld said that Ms. Jackson brought to his attention a proposed rezoning from Agricultural Holding (AH) to Suburban Residential (R-1) of 27.9 acres at 200 Church Street in East Hempfield Township. Mr. Brubaker said the site was at the south side of the Hempfield School District property. Chairman Desmarais said there would not be any action on the proposal, as it was not submitted by the Township.

Zoning for Churches – Chairman Desmarais said there was a question about this agenda item and the next one, i.e. should the end products of LUAB’s work be (1) sample ordinances or (2) just bullet point guidance that could be placed on the LIMC’s website. Comments included the following: They should be for guidance. They could be put on the LIMC’s website so municipalities could cut and paste from them. It was decided at the last meeting that they should be for guidance, and it had been suggested that the item regarding houses of worship should be broadened to cover all gathering places. It’s good to have cooperation and similarity among the municipalities’ ordinances. Mr. Collins said that he takes information from LUAB to the municipality outside the LIMC area where he serves. Since all municipalities adopted *Growing Together* it would be good for them all to have similar implementing language. It was noted that a draft paper regarding religious land use regulation by Mark Stivers had been circulated to everyone at the last LUAB meeting.

Major Work Projects – It was noted that a revised version of the paper titled “Growth Opportunity Areas – Ordinance Guidance” prepared by LCPC staff was included in the mailing for the meeting (Attachment A). There was discussion about the “Statement of Intent” paragraph, the definitions being from an American Planning Association source, the reference to “relatively narrow streets”, and other specific passages. Chairman Desmarais asked everyone to review the draft and get any comments to Mr. Ahlfeld, who will give them to the LCPC.

Upcoming Events – Mr. Whittle mentioned that there will be a workshop the evening of December 15, 2010, and the morning of December 16, 2010, at the new Millersville University facility on North Prince Street in Lancaster (formerly the Pennsylvania Academy of Music). The workshop will be a partnership with Millersville University and the University of Pennsylvania. It will be about the importance of community involvement and techniques for improving civic engagement.

Next LUAB Meeting – It was noted that the next LUAB meeting would be on December 2, 2010, at the Lancaster Township office.

Adjournment – Chairman Desmarais adjourned the meeting at 4:54 p.m.