

LANCASTER INTER-MUNICIPAL COMMITTEE

LAND USE ADVISORY BOARD

MINUTES

Date and Time: January 6, 2011 – 4:00 p.m.

Place: Lancaster Township Office

Attendance:

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

East Hempfield Township – John Bingham (A), Mark Stivers

East Lampeter Township – None

East Petersburg Borough – David Keener (R)

Lancaster City – Paula Jackson (A)

Lancaster Township – Bob Desmarais (R), Tom Daniels (A)

Manheim Township – Carol Simpson (R)

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

Millersville Borough – Jack Gardner (R), Ed Saylor (A)

Mountville Borough – Francis Zimmer (R)

West Hempfield Township – Tony Crocamo (R), Kent Gardner (A)

West Lampeter Township – None

Lancaster County Planning Commission – Brad Stewart

Other Representatives:

Columbia Borough – Jeff Helm

Penn Manor School District – Mike Leichliter

Others:

John R. Ahlfeld, LIMC Executive Director

Call to Order – Chairman Desmarais called the meeting to order at 4:05 p.m.

Introductions – Mr. Leichliter, Superintendent of Penn Manor School District, and others introduced themselves.

Public Participation – There was no public participation.

Election of Chairman and Vice Chairmsn – Chairman Desmarais referred to an email he sent to the LUAB members indicating that he would be unable to continue as LUAB Chairman; he noted that he needed to cut back on his volunteer activities. He said, though, that he would conduct the remainder of the meeting. Mr. K. Gardner noted that Doug Brubaker of East Hempfield Township had agreed to serve as Chairman and Tony Crocamo of West Hempfield Township had agreed to serve as Vice Chairman. Mr. Zimmer then moved, Mr. Haverstick seconded, and it was voted unanimously to elect Mr. Brubaker as Chairman and Mr. Crocamo as Vice Chairman.

Minutes of the December 2, 2010, Meeting – Ms. Jackson moved, Mr. Bingham seconded, and it was voted unanimously to approve the minutes of the December 2, 2010, LUAB meeting. Mr. Haverstick abstained due to his being absent at that meeting.

Implementing Actions for Review – Mr. Ahlfeld explained that the first implementing action for review was for rezoning approximately 15 acres on Charlestown Road in Manor Township from I-Industrial to RH1-High Density Residential Flex. He pointed out the tract on the “Future Land Use Plan” from *Growing Together*. Discussion included the following: Is there any other industrial land available in Manor Township? The main purpose of the proposal is to help the owner, who has been unable to sell it for industrial use. The tract is adjacent to residential on the south and industrial on the other three sides. The proposed zoning allows for high density residential. There are traffic concerns. Some land shown in *Growing Together* for industrial has already been developed for other uses. Residential use would have an impact on the school district. Industrial use would be a win-win situation for the school district, as it would generate more taxes but no students. Eleven municipalities signed onto *Growing Together*, which shows the tract as industrial. Industrial use would require a traffic study. The site could be developed for agribusiness relatively near to a large agricultural area. Manor Township is in the process of rezoning a large rural area to agricultural. Armstrong World Industries has no plans to sell the industrial land on the other side of Charlestown Road. East Hempfield Township has some situations where industrial is next to residential and there are problems. Following this discussion, Mr. Crocarno moved, Mr. Desmarais seconded, and it was voted unanimously to send a letter to Manor Township saying that the proposal is inconsistent with *Growing Together* and mentioning traffic concerns, the loss of industrial land, impact on schools, and stormwater issues.

Ms. Jackson explained the other implementing action for review, a proposed rezoning from C2-Urban Commercial to MU-Mixed Use in Lancaster City. She gave a history of the site and various plans for it. The Spanish American Civic Association purchased one tract at the site as part of its program to add new residences in Lancaster City. Their proposed development on that tract would be mixed use. Additional tracts were added to the proposed rezoning to avoid spot zoning issues. Lancaster City’s mixed use district allows many uses. The proposed development would include a restaurant, pharmacy, grocery store and other commercial uses, and high density dwellings. With the exception of the car wash, which would become a nonconforming use, the current uses on the neighboring lots would remain permitted uses, with the MU designation permitting residential uses as well. It was noted that there seems to be no downside to the proposal and that it would help the intersection of South Duke and Chesapeake Streets. Following the discussion, Mr. Zimmer moved, Mr. Haverstick seconded, and it was voted unanimously to recommend that the proposal be accepted, noting its benefits to the community, its helping to spur economic development, and its having access to the nearby Lancaster County park.

Major Work Projects – Mr. Ahlfeld explained that the LIMC would be discussing its future work program and that he could convey any input LUAB wished to provide. He noted that the three work tasks mentioned in the intergovernmental cooperation agreement establishing LUAB were listed on the agenda: facilitating proper development in Growth Opportunity Areas and elsewhere, intermunicipal transfer of development rights (TDR), and sharing of uses among municipalities. There were comments that the TDR program is important, that a handbook for TDRs in Lancaster County was developed a few years ago, and that the Brandywine Conservancy gave a presentation on TDRs to Manor Township. There was a comment that with TDRs there is a question about who would be the bank to hold the development rights and that a

lot of work would be needed to develop a regional TDR program. In response to a question about sharing land uses, it was explained that if municipalities adopt a regional comprehensive plan like *Growing Together*, one municipality can justify not allowing certain uses if an adequate amount is allowed in other municipalities. For example, it was noted that in southern York County one township and four boroughs are working together and some of the boroughs don't allow industrial. It was commented that this concept is specifically provided for in the Pennsylvania Municipalities Planning Code. It was commented that the concept could be used to prohibit adult-oriented uses in some municipalities. Mr. Desmarais said that since the three work tasks mentioned earlier haven't been completed yet, LUAB shouldn't look for others.

Upcoming Events – Mr. Desmarais referred to the information on the agenda about the Envision Lancaster County Leadership Awards Program on January 27, 2010.

Next LUAB Meeting – Mr. Desmarais noted that the next LUAB meeting would be on February 3, 2011.

Adjournment – Mr. Desmarais adjourned the meeting at 5:07 p.m.