

Lancaster Inter-Municipal Committee

LAND USE ADVISORY BOARD

MINUTES

Date and Time: July 2, 2009 – 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), Bob Krimmel, Mark Stivers

East Lampeter Township – None

East Petersburg Borough – David Keener (R)

Lancaster City – None

Lancaster Township – Lynn M. Stauffer (R), Bob Desmarais (A)

Manheim Township – Carol Simpson (R)

Manor Township – Pam Shellenberger (A)

Millersville Borough – Ed Saylor (A)

Mountville Borough – Francis Zimmer (R)

West Hempfield Township – None

West Lampeter Township – James M. Kalenich (R)

Lancaster County Planning Commission – None

Other Representatives:

School District of Lancaster – Greg Collins

Lancaster Area Sewer Authority – Scot Fertich

Others:

John R. Ahlfeld, LIMC Executive Director

Call to Order – Chairman Desmarais called the meeting to order at 4:02 p.m.

Introductions – There were no introductions.

Public Participation – There was no public participation.

Minutes of June 4, 2009, Meeting – There being no comments, Chairman Desmarais declared that the minutes of the June 4, 2009, LUAB meeting would stand as written.

Implementing Actions

East Petersburg Borough – Revised Zoning Ordinance – Mr. Keener said that East Petersburg Borough had received comments about its proposed zoning ordinance from the Lancaster County Planning Commission. Discussion included the following: Did the LCPC comment about removing the industrial zoning from the west side of the Borough, which would be inconsistent with *Growing Together*, the Borough's comprehensive plan? That change is not significant, as the site would probably not allow for industrial development, due to its small size and proximity to a school. The growth areas in the Future Land Use Plan in *Growing Together* were drafted to

accommodate growth through 2030; if some of the areas shown as residential are used for some other use, then for how long will they accommodate growth? There is an issue in that the Municipalities Planning Code says that comprehensive plans shall be revised if they are inconsistent with the zoning. After discussion, there was no action to provide comments to East Petersburg Borough.

Manheim Township – Comprehensive Plan – Discussion about the draft Manheim Township comprehensive plan continued from the previous meeting. There was a comment that there should be more of a linkage between the draft plan and *Growing Together*, which together would constitute the Manheim Township comprehensive plan. There was also a comment that the draft plan made no mention of Growth Opportunity Areas, which are a major feature of *Growing Together*. Ms. Simpson said that the draft plan should go to the Township Commissioners for consideration in August 2009. Following discussion, Ms. Stauffer moved, Mr. Zimmer seconded, and it was voted unanimously to provide two comments to Manheim Township, i.e. those mentioned above about linkages and Growth Opportunity Areas.

East Hempfield Township – Proposed Rezonings – It was decided to discuss two proposed rezonings in East Hempfield Township together (Attachments A and B). One would rezone approximately 97 acres (Landis Tract) at Old Harrisburg Pike and South Colebrook Road from Agricultural Holding to High Density Residential. The other would rezone six tracts totaling approximately 116 acres southwest of Rohrerstown (Lime Springs Farms tract) from Agricultural Holding to Suburban Residential, High Density Residential, Local Commercial, and Light Industrial. Both areas are within Growth Opportunity Areas in *Growing Together*, the Township's comprehensive plan. Discussion included the following: Do the proposed zones allow mixed use as anticipated for Growth Opportunity Areas? They do to some extent. The development proposed for the Lime Springs Farms tract would provide an opportunity to improve roads. Would the zoning allow true mixed use, or would it just be smaller areas of single uses? It could be true mixed use, with walkability between the uses. The Lime Springs farmstead has historic value. The southern part of Running Pump Road could be changed, with a new section curving out to Rohrerstown Road for through traffic and the existing southern section of Running Pump Road primarily to serve the adjacent residential area. East Hempfield Township is working on a zoning ordinance update. The Lime Springs Farm proposal might be well-received by the neighboring areas. The Landis Tract area is probably not ready to accept that proposal. How many students would be generated by the Lime Springs Farm proposal? Would it be too many for Rohrerstown Elementary School to accept? There's a school district representative on the rezoning committee. After discussion, there was no action on the two East Hempfield Township proposals.

Major Work Projects – Mr. Ahlfeld reported briefly that the Lancaster County Planning Commission staff is continuing to work on maps showing various features in and around the Growth Opportunity Areas. He showed a couple of examples of the draft maps.

Other Business – There was no other business.

Next Meeting – Chairman Desmarais noted that the next LUAB meeting would be on August 6, 2009.

Adjournment – Chairman Desmarais adjourned the meeting at 5:05 p.m.