

Lancaster Inter-Municipal Committee

LAND USE ADVISORY BOARD

MINUTES

Date and Time: August 6, 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), Mark Stivers

East Lampeter Township – None

East Petersburg Borough – None

Lancaster City – None

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

Manheim Township – Lisa Douglas (A)

Manor Township – Pam Shellenberger (A)

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

Mountville Borough – Francis Zimmer (R)

West Hempfield Township – Kent Gardner (R)

West Lampeter Township – None

Lancaster County Planning Commission – Danny Whittle (R), Scott Wails, Brad Stewart

Other Representatives:

School District of Lancaster – Greg Collins

Pennsylvania Department of Transportation – Carey R. Mullins

Others:

John R. Ahlfeld, LIMC Executive Director

Call to Order – Chairman Desmarais called the meeting to order at 4:00 p.m.

Introductions – There were no introductions.

Public Participation – There was no public participation.

Minutes of July 2, 2009, Meeting – There being no comments, Chairman Desmarais declared that the minutes of the July 2, 2009, LUAB meeting would stand as written.

Implementing Actions - Mr. Whittle introduced Mr. Stewart, who circulated and discussed two sample maps of part of East Hempfield Township and surrounding areas that he prepared on the County's GIS. One showed zoning and Growth Opportunity Areas (GOAs) (Attachment A), and the other showed sewer lines (Attachment B). He also showed a map of the Mountville area. Mr. K. Gardner commented that some GOAs don't have adequate roads for development and that some GOAs are owned by people who don't wish to develop. Mr. Whittle noted that this is

true and that these kinds of issues need to be analyzed, with development of some GOAs taking higher priority than others.

East Hempfield Township – Amendment of Zoning Ordinance and Map (Landis Tract) and Proposed Rezoning (Lime Spring Farm Area) – Chairman Desmarais referred to the two proposed East Hempfield Township zoning amendments that had been discussed at the previous meeting. Mr. Ahlfeld noted that copies of the amendments were circulated in the mailing for the previous meeting. He said that LUAB should decide whether it wants to make any comments about the consistency with *Growing Together*, but that the intent isn't to duplicate the kind of detailed review that the LCPC makes. Mr. Whittle circulated copies of the LCPC's comments (Attachments C and D). He noted that both tracts have significant streams that should be protected and that the LCPC believes that both proposals are consistent with *Growing Together*. Mr. Stivers reported that Swarr Run, through the Landis tract, has been studied in detail and that there should be a trail along the Run. He said that a more detailed study is needed of Brubaker Run, through the Lime Spring Farm area. Mr. Ahlfeld suggested several comments that could be included in a letter. Chairman Desmarais said he thought LUAB should send a letter even if it's a letter of no comment. Ms. Douglas said she thought that LUAB should at least say that LUAB reviewed the proposals and that they are consistent with *Growing Together*; Ms. Shellenberger agreed. Mr. J. Gardner asked if the railroad is between Route 283 and the Landis tract GOA; the answer was yes. Following discussion, Mr. K. Gardner moved, Mr. Zimmer seconded, and it was voted unanimously, with Mr. Brubaker abstaining, to send a letter to East Hempfield Township saying that the rezoning proposal for the Landis tract along Swarr Run is consistent with *Growing Together*. Mr. Whittle then moved, Mr. Zimmer seconded, and it was voted unanimously, with Mr. Brubaker abstaining, to send East Hempfield Township a general consistency letter about the rezoning for the Lime Spring Farm area.

Major Work Projects – Mr. Whittle noted that the handouts included a form to be used for assembling data about each GOA. Mr. Stewart circulated a handout with a table showing information about all the parcels in all the GOAs (Attachment E). Discussion included the following: The table can be broken down so that the parcels for each GOA are listed separately. Some parcels appear more than once on the list. Some areas north of Route 283 are shown on the sewer line map as being in sewer service areas, even though they are outside the urban growth area. Municipalities in the LIMC area get periodic CDs or DVDs with updated GIS data. Most municipalities have a staff person who knows how to use that data; those that don't may ask the LCPC for assistance. There are difficult questions about things such as what fire companies should serve new developments and whether school capacities are adequate for new development. There should be communication with the school districts about new developments and school capacities. There could be a checklist of things that LUAB would consider in reviewing implementing actions.

Other Business – Mr. Ahlfeld noted that the handouts included a list of municipal plans and ordinances in the LIMC library (Attachment F); he said he asked municipalities to send him revised or additional documents to update the library. Mr. Ahlfeld also noted the preliminary announcement in the handouts about the upcoming smart growth summit on September 29, 2009 (Attachment G).

Mr. Ahlfeld referred to a request from West Lampeter Township that the LIMC consider developing sample ordinances to guide municipalities in the areas of wind mills, solar panels, and geothermal issues. He said that the Manheim Township ordinances re wind energy and solar energy could be circulated as samples but that he didn't know if West Lampeter was looking for more than that. Ms. Douglas noted that Manheim Township has not addressed geothermal issues. Mr. Whittle said that geothermal systems are being installed, and he asked if anyone knows of local regulations about them. Mr. Collins said that in Solanco some municipalities don't allow geothermal systems because of their impact on wells. Chairman Desmarais said that Manheim Township's ordinances could be sent to West Lampeter Township.

Next Meeting – Chairman Desmarais noted that the next LUAB meeting would be on September 3, 2009, at Lancaster Township.

Adjournment – Chairman Desmarais adjourned the meeting at 4:59 p.m.