

Lancaster Inter-Municipal Committee

LAND USE ADVISORY BOARD

MINUTES

Date and Time: October 1, 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)

East Lampeter Township – None

East Petersburg Borough – John Wolf (A)

Lancaster City – Tim Roschel (R)

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

Manheim Township – Lisa Douglas (A)

Manor Township – None

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), Brad L. Stewart

Other Representatives:

Columbia Borough – Jeff Helm

School District of Lancaster – Gregory Collins

Pennsylvania Department of Transportation – Carey R. Mullins

Others:

Ben Bamford – High Real Estate Group

John R. Ahlfeld, LIMC Executive Director

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

Introductions – Chairman Desmarais noted the presence of Mr. Bamford and Mr. Wolf.

Public Participation – There was no public participation.

Minutes of September 3, 2009, Meeting – Chairman Desmarais thanked Mr. Whittle for chairing the September 3, 2009, LUAB meeting. There being no comments or questions on the minutes of that meeting, he then declared that they would stand approved.

Membership – It was noted that the handouts included an up-to-date list of LUAB members (Attachment A).

Implementing Actions – Mr. Ahlfeld noted that the handouts included information about the proposed Campus Mixed Use (CMU) District and rezoning of 600 acres to CMU in East Lampeter Township: a letter from Attorney Stacey L. Morgan with a revised map of the proposed area to be rezoned (Attachment B) and a memo from Township Manager Ralph M. Hutchison to various parties with staff comments (Attachment C). Mr. Bamford, representing High Real Estate Group, provided the following information: Adjoining properties owned by other than High were deleted from the proposal. High is working through the issues mentioned in the memo from Township staff. High has statements from West Earl Township and Upper Leacock Township indicating that the proposal is consistent with the Conestoga Valley regional plan. High tried to meld together the concepts in the Conestoga Valley regional plan and *Growing Together*. High does not have a plan for the site yet, but they want to be prepared in case there is future interest.

Discussion included the following: What is the expectation of how much will be residential? Current zoning allows 15% residential; under the present CMU district proposal, 30% residential would be expected, but that will be reduced based on discussions that are underway. How will High respond to the concern that they'll build as much residential as possible? High does not build single family homes. There might be a spur to the site from a relocated Route 23. The proposal will be on the Lancaster County Planning Commission agenda for October 13, 2009, and the East Lampeter Township Planning Commission agenda for October 19, 2009. What would the community gain from the rezoning? The proposal would provide as many options as possible. This is an example of how to zone for Growth Opportunity Areas. The *Growing Together* future land use plan shows mixed uses, residential, and business/professional offices for the site. It is not LUAB's job to work out the details. Considering the stream through the site, what are the storm drainage ramifications for the proposal? Storm drainage issues would have to be dealt with. Any development increases the tax base.

Following discussion, Mr. Roschel moved, Mr. K. Gardner seconded, and it was voted unanimously that the East Lampeter Township CMU proposal is consistent with *Growing Together*. It was agreed that the letter to the Township should include paragraphs from *Growing Together* that support that statement and should mention that the site is a Growth Opportunity Area.

There was then discussion about the proposal in East Hempfield Township to rezone 58± acres from Agricultural Holding and Suburban Residential to Local Commercial and Community Commercial, including the following. The site is west of Running Pump Road. Does the zoning ordinance allow residential uses in commercial districts? Yes, as a special exception. The site is isolated in that it would not easily connect with surrounding development. There is still talk of adding a Route 30 interchange at Running Pump Road. *Growing Together* does not deal with the timing of changes. East Hempfield Township does not have any areas designated as business park or anything similar. Traffic is a concern, as is the cost of repairing and maintaining roads. The main constraints on the site are topography and traffic. Following that discussion, Chairman Desmarais said that LUAB would delay action on the East Hempfield Township proposal.

Process for Future Reviews of Implementing Actions – Following up on discussion at the previous meeting, Chairman Desmarais noted that everyone is busy and that it would be more

productive and useful to an applicant if a small subcommittee reviewed implementing actions in detail in advance and then reported to the whole LUAB body. It was noted that people could be asked to serve on the committee as proposals come in. There was discussion about the timing of submissions and the review of implementing actions, and it was noted that, according to the LUAB Agreement, proposals should be submitted to the County and LUAB at the same time. It was agreed that Chairman Desmarais and Mr. Ahlfeld should look into the review procedures as included in the Agreement. If the review procedures still seem appropriate, in light of LUAB's experience to date, then municipalities should be reminded of them. It was also agreed that the idea of a subcommittee should be tried.

Major Work Projects – Mr. Ahlfeld said there was not much new to report on the major work projects. He noted Jeff Hawkes' column in that morning's newspaper, however (Attachment D). He said that the Smart Growth Summit's planners recognized the importance of community education and hoped that the Summit's speakers would have detailed handouts with information that local officials could use in talking with their constituents.

Next LUAB Meeting - Chairman Desmarais noted that the next LUAB meeting would be on November 5, 2009.

Adjournment – Chairman Desmarais adjourned the meeting at 5:22 p.m.