

Lancaster Inter-Municipal Committee

LAND USE ADVISORY BOARD

PROCEDURE FOR ADDRESSING DEVELOPMENTS OF REGIONAL SIGNIFICANCE AND IMPACT (DRIs)

The following procedure shall apply to East Hempfield Township, East Lampeter Township, East Petersburg Borough, Lancaster City, Lancaster Township, Manheim Township, Manor Township, Millersville Borough, Mountville Borough, West Hempfield Township, and West Lampeter Township (Municipalities) under the provisions of the “Intergovernmental Cooperation Agreement for Implementing *Growing Together: A Comprehensive Plan for Central Lancaster County, Pennsylvania*” (Agreement) that they approved and that is dated July 2, 2008:

In the procedures, the term “Development of Regional Significance and Impact” (hereinafter referred to as DRI) refers to any development that meets the threshold criteria in Table 1 of the Agreement, as follows:

**TABLE 1
DEVELOPMENTS OF REGIONAL SIGNIFICANCE AND IMPACT**

DEVELOPMENTS INSIDE URBAN AND VILLAGE GROWTH AREAS	
KIND OF DEVELOPMENT	THRESHOLD FOR DRI
Developments within Growth Opportunity Areas identified in <i>Growing Together</i>	All developments
Residential	More than 300 new lots or units
Office and/or Commercial	More than 100,000 gross square feet
Industrial, Wholesale, and/or Distribution	More than 500,000 gross square feet or more than 500 parking spaces
Gathering Spaces or Attractions	More than 500 parking spaces, or seating capacity of more than 2,000 people
Hospitals and Health Care Facilities	More than 300 new beds, or generating more than 375 vehicle trips during the peak hour
Mixed Use	More than 400,000 gross square feet, or more than 100 acres
Airports, runways, heliports, rail terminals, sanitary landfills, waste handling facilities, prisons, juvenile detention facilities	All new developments or expansions
Other Uses (including Educational Facilities)	Any development causing more than 100 acres of earth disturbance, projected to have more than 500 vehicle trips during the peak hour, projected to have more than 100 truck trips per day, and/or deemed by the host municipality to be a DRI

DEVELOPMENTS OUTSIDE URBAN AND VILLAGE GROWTH AREAS	
KIND OF DEVELOPMENT	THRESHOLD FOR DRI
Residential	More than 50 new lots or units
Other Uses (including Educational Facilities)	Any development with more than 50 acres, more than 50,000 gross square feet, more than 250 parking spaces, more than 250 vehicle trips during the peak hour, and/or deemed by the host municipality to be a DRI.

Note: "Gross square feet" means a structure(s) with that amount of gross square feet under roof.

It is understood that procedural actions required of LUAB may be performed by the Lancaster Inter-Municipal Committee (LIMC) staff or others as requested by LUAB.

PROCEDURE

1. Upon receipt of an application for development, the municipality in which the development is located (Host Municipality) determines whether the development is a Development of Regional Significance and Impact (DRI) according the threshold criteria in Table 1 above.
2. If the development is a DRI, the municipality decides whether it wants the DRI to be (1) circulated for information purposes only or (2) reviewed and commented upon by LUAB. Steps 3 through 6 or steps 3 through 16 below are then followed:

(1) CIRCULATION FOR INFORMATION PURPOSES ONLY

3. The Host Municipality provides a copy of the DRI application and supporting materials to LUAB. This may be done by mailing those documents to LUAB c/o the Lancaster Inter-Municipal Committee (LIMC); delivering them to 129 East Orange Street, 3rd floor front, Lancaster, PA; or emailing them to LIMC@verizon.net).
4. Within 10 days of receipt, LUAB shall notify the Municipalities other than the Host Municipality, by either regular or electronic mail, of the DRI application. This notification shall be a summary only and need not include the full application and supporting materials.
5. The Municipalities may obtain full copies of the application and supporting materials from the Host Municipality or LUAB, provided that the Municipalities are responsible for the reasonable cost of reproduction.
6. The Host Municipality shall provide LUAB with copies of any action taken with respect to the DRI, and LUAB shall provide information about that action to the other Municipalities.

(2) REVIEW AND COMMENT BY LUAB

7. The Host Municipality provides a copy of the DRI application and supporting materials to LUAB. This may be done by mailing the documents to LUAB c/o the Lancaster Inter-Municipal Committee (LIMC); delivering them to 129 East Orange Street, 3rd floor front, Lancaster, PA; or emailing them to LIMC@verizon.net).
8. Within 10 days of LUAB's receipt of the proposed DRI, LUAB provides notice of the proposed DRI to the other Municipalities via regular or electronic mail. Depending on the bulk and substance of the proposal, this notice may be a summary, rather than a full copy of the proposal; however, the Municipalities may arrange with the Executive Director of the LIMC (Director) to receive a full copy or review the full copy of the DRI proposal at the LIMC office.
9. The Director puts the proposed DRI on the agenda for the next LUAB meeting and provides a summary in the announcement of the meeting. (LUAB meetings are scheduled for twice a month, with the understanding that the second meeting of the month will be held only if necessary to comment on a DRI or Implementing Action within the 30 days provided for in the Agreement.)
10. If LUAB members wish to view the proposed DRI in its entirety before the meeting for which it is on the agenda, they may visit their municipality's office or arrange to visit the LIMC office.
11. Within 30 days of LUAB's receipt of the proposed DRI, LUAB reviews the proposal and either (1) makes comments or (2) decides that it will not make comments, and then notifies the Host Municipality and the other Municipalities of that decision. If it decides to make comments, those comments shall relate to the DRI's general consistency with *Growing Together*, and to traffic/roadway improvements, utility locations and capacity, and other items to mitigate the impacts of the DRI and to foster the use of neighboring lands in a manner that is consistent with *Growing Together*. In conducting its review, LUAB may consult with the LCPC or other parties with relevant expertise. LUAB shall be guided by the definitions of "general consistency" and "consistency" in the Pennsylvania Municipalities Planning Code.
12. If LUAB makes comments on the proposed DRI they shall be written in the form of comments, rather than recommendations, and submitted to the Host Municipality and the other Municipalities.
13. The Host Municipality shall review and consider LUAB's comments, but the Host Municipality shall ultimately make its own determination as to whether the proposed DRI is generally consistent with *Growing Together*. LUAB's comments shall not be binding on the Host Municipality.

14. If LUAB fails to make comments within 30 days, the Host Municipality may move forward with action on the proposed DRI, provided that it concludes that the DRI is generally consistent with *Growing Together*..
15. The Host Municipality shall provide LUAB a copy of any action taken by the Host Municipality upon a proposed DRI.
16. LUAB shall provide notice of such action to the other Municipalities.