

June 7, 2010
SPECIAL MEETING

The East Lampeter Township Board of Supervisors met on Monday, June 7, 2010, at 6:30 p.m. at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was scheduled and advertised as a special meeting for the purpose of conducting a public hearing to consider revisions to the Zoning Ordinance of East Lampeter Township involving both the zoning map and zoning text for the creation of a Campus Mixed Use zoning district. The proposed amendments were previously advertised for the Board's May 3, 2010 meeting, at which time the hearing was continued to June 7, 2010. The meeting was called to order by Mr. David Buckwalter, Chairman. In addition to Mr. Buckwalter, supervisors present were: Mr. Michael Landis, Mr. John Shertzer, Mr. Roger Rutt, and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager.

The following persons signed in as being present in the audience:

Ben Bamford, High Real Estate Group, 1853 William Penn Way, Lancaster, PA 17608
Tom Smithgall, High Real Estate Group, 1853 William Penn Way, Lancaster, PA 17608
Mark Stanley, Hartman Underhill & Brubaker, 221 E. Chestnut Street, Lancaster, PA 17602,
representing High Real Estate Group
Tom Comitta, Thomas Comitta Associates, Inc., 18 W. Chestnut Street, West Chester, PA 19380,
representing High Real Estate Group

Chairman Buckwalter opened the hearing and announced that he would recuse himself from participation due to his employment in the High organization and asked Vice-Chairman Rutt to chair the meeting.

Mr. Ben Bamford of High Real Estate introduced Mr. Tom Smithgall of High Real Estate Group, Mr. Mark Stanley of Hartman Underhill & Brubaker, and Mr. Tom Comitta of TCA, Inc. He then mentioned the letter signed by Dale High, Suzanne High, and Nevin Cooley that outlines their thoughts on the forty year history of Greenfield and their commitment to the community.

Mr. Tom Comitta of TCA, Inc. is the planner for High Associates. He stated that during his presentation, the word "campus" is a keyword and the second keyword is "Greenfield". Their pledge is for the intent to continue the variety and diversity of the building types and improve the current built environment. In order to do this, approximately three (3) years ago they started to visualize and identify guiding principles for the next 20-50 years for Greenfield.

Mr. Bamford then asked if they could see the new ordinance that the Township is working on that is to be prepared by July 1, 2010. They would like to compare what the Township has put together to see how it matches what they have been working on for the last year plus.

Mr. Hutchison responded not today but shortly.

Mr. Mark Stanley, Esq. spoke about the 18 months of work that was done to prepare this draft ordinance. He reviewed the letter from the High family and stated that the High family has essentially had a very strong public/private partnership with East Lampeter Township to create "Greenfield". He stated that any type of development needs to follow the guiding principles that are in the draft ordinance. Each type of development has to mirror the as built environment. This ordinance creates flexibility to address to the market, technology, and the industry trends. They are asking the Board for

action and approval of the proposed ordinance, but are willing to wait another month for the Township's new ordinance proposal.

Mr. Landis questioned the number of units if Eastwood Village would be replaced with new construction.

Mr. Hutchison stated that one of the technical items discussed over the time that they have been exchanging about this ordinance is a small area west of Colonial Village Lane that goes out to Willow Road that is currently zoned industrial and is not owned by High Associates. The map that's proposed with the ordinance would continue this area as industrial if the ordinance is adopted as is. From staff's perspective, this is a concern because this is a spot zone that gets isolated around the campus mix use.

Mr. Shertzer commented that he would like a little more clarification on one of the statements that was made about what makes this new proposal better.

Mr. Comitta responded that Mr. Hutchison made a suggestion during one of their staff meetings that whatever they do, it should be connected to everything else. This would mean making streets, alleys, trails, and sidewalks to connect to the existing development. Also included in this connection would be the landscaping and streetscape.

Mr. Smithgall added that some of things they are currently dealing with from an architectural and building standpoint are energy efficiency.

Mr. Shertzer stated that one of the things that he struggles with, knowing the current mix of residential and commercial/industrial that exist in the Township, is that they continue to use the terminology that there is no plan. If this proposed zoning ordinance would be adopted, what is the guarantee that 90% of this couldn't be residential or commercial? Because this is campus mixed use, does this dictate how much percentage would be residential or commercial?

There was further discussion among the Board members and the applicant in regards to the different zones.

Mr. Shertzer asked Mr. Hutchison what the Township Planning Commission recommended. Mr. Hutchison replied that they recommended against adoption of the proposal.

Vice Chairman Rutt asked if there were any comments or questions from the audience. There were none.

Vice Chairman Rutt then closed the hearing. No action was taken.