

## Friends of Lancaster County LLC Meeting June 14, 2006 7:00PM

Bill Warren called the meeting to order at 7:00 PM

Approximately 14 members were present.

Bill reviewed the presentation and workshop by Randall Arendt on Rural by Design held last week in Warsaw. There was a good turnout from the Planning Commission and both Bill and Charlie Costello also attended. No new concepts were introduced by Mr. Arendt who is an expert in Smart Growth and forcefully presents his ideas, but everyone thought the session was a good exercise. His web site is <http://www.greenerprospects.com/> Mr. Arendt did not the difficulty in Virginia were little power is granted to the counties to control land use and road issues are controlled by VDOT. The Town of Irvington is considering bring him back for a repeat of the session.

Tom Smith discussed the history of the pending change to define Guest Houses in the Zoning Ordinance. The proposal is for a limit of 1200 sq. feet, but during the discussion a consensus to support 800 feet emerged.

Joe Urban presented a review of density. He noted that a rural area would have a very low overall density. Some density classification taken from Louisa County Virginia were presented and then compared to existing zoning density in Lancaster County. Much of the county is zoned for suburban rather than rural density.

Discussion turned to the status of the Vision Statement for the Comp Plan. Those present agreed that a strong Vision Statement was a must to improve the county's plan and set the tone for the low density rural community that we are and want to stay.

Bing Kallus and Brabara Dietz agreed to take the lead and combine comments from members to be forwarded to Jack Larson and the LandDesign Staff.