



E. Hempfield considers housing plan

\$30 million proposal

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Lancaster real estate developer W. Edwin Miller wants to build a \$30 million, 250-unit apartment complex at Marietta Pike and Centerville Road.

Tonight at 7 p.m., Miller will present pictures of his proposed project to East Hempfield township planning commission at the township office, 1700 Nissley Road.

But Miller first needs the township to amend its zoning ordinance to include "high-density residential development overlay districts" for his ambitious project

to be considered, planning commission chairman Bernard Krutsick said.

At the center of the proposed project is a 75-foot-high, six-story apartment building with more than 200 units.

Krutsick said Miller has attended several planning commission meetings over the past four or five months to get a read on how receptive commission members are to his apartment building's complex plan.

"His goal right now is to amend the zoning ordinance so he can put this type of building up," Krutsick said. "Such a building is not in the ordinance right now."

A line of 28 three-bedroom townhomes with two-car garages would shield the apartment building from the street. One line of townhomes would extend down Centerville Road to the bank next to Centerville Shopping Center, while another row of townhomes would extend down Marietta Pike about the same distance.

"The idea with the townhomes is to keep the area looking residential with the apartment building behind them" Krutsick said. "It's quite an extensive project with underground parking and an automatic sprinkler system that even collects and stores rainwater for use in a fire."

At least nine lots totaling 7 acres have been identified for the project. Most of the lots are owned by Wayne H. Miller of Mount Joy, and several have occupied homes on them. Krutsick said he did not know if Edwin and Wayne are related.

Early last year, a proposal by Centerville Development to rezone the same corner from residential to commercial in order to build a CVS Pharmacy was opposed by residents and shot down by township supervisors.

Miller does not need the land rezoned, but he does need the township ordinance to be amended to allow the type of building he is proposing in a residential zone.

Krutsick said it is unclear what will happen to Miller's proposal, but if his amendment passes, apartment buildings could be built anywhere in the township that a residential plot of land large enough for one can be found.

"He will propose his amendment, which is several pages long, and ask us to recommend that the supervisors approve it," Krutsick said. "I am not sure if we will vote on that Wednesday or not, but he sure has put a lot of work and money into the presentation thus far."

Krutsick said Miller is presenting the project as a "high-end" apartment complex with rents in excess of \$1,000 per month. The townhomes also would be rentals.

Miller's pitch is that it would be attractive to young professionals with few or no children, minimizing the impact on the school system while providing the township with more tax base without eating up farmland, Krutsick said.

Miller earlier estimated the project would cost \$30 million.