

# Compromise Location For Retirement Community Found On Farmland

**ANDY ANDREWS**  
**Lancaster Farming Staff**  
**NEW HOLLAND** (Lancaster Co.) — A "compromise location" has been established for the site of a proposed 77-acre retirement community here called Garden Spot Village — split between farmland owned by Jay and Jean Weber and a 25-acre tract of land owned by John Ranck.

Details of the new location were unveiled at a press conference Tuesday morning at the Earl Township Municipal Building.

The compromise location, which borders the New Holland Borough line north on Ranck Road in Earl Township, lies adjacent to Grace Brethren Church on South Kinzer Avenue and extends westward to Ranck, along single-family housing on Runway Avenue (former site of the old New Holland Airport) and ends just south of the Church of the Nazarene. The site is zoned R (high density residential).

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The compromise location was reached as a result of protests at a public hearing early this year over rezoning the previous site considered, which was the Eberly Farm that borders Kinzer Road to the west. Last November, the township supervisors voted down a request to turn the Eberly Farm from rural to residential, but reversed their decision in March, when preservationists from the Lancaster Farmland Trust and the Earl Township Farmland Preservation Trust were allowed nearly a month to pave the way for the compromise location.

Lancaster Farmland Trust indicated they were in support of the compromise location and want the township supervisors to rezone the Eberly Farm back to rural to preserve "the invaluable agrarian character and way of life in the fertile Mill Creek Valley," according to Darvin E. Boyd, president of the Lancaster Farmland Trust.

"Furthermore, it is understood that Earl Township will place firm restrictions on future sewage service areas to insure the Mill Creek Valley remains in agricultural use," said Boyd.

"I want to congratulate Garden Spot Village for its commitment to the development of a very much needed retirement community and its financial commitment to helping solve one of the township's most serious needs — that of providing public sewer for this portion of the township," said Clarence M. "Jack" Buch, chairman of the township board of supervisors. "Because of this cooperation, we now have an opportunity to take the next step — and that is to obtain the right-of-ways needed for a sewer system."

Actual construction dates will be determined after the permits are obtained, which could take some time.

Buch told Lancaster Farming that, in addition to helping defray costs of a \$1.5 million sewage treatment plant that will service the retirement community, a nearby mobile home park, and the private

residences in adjacent Airport Road development, the community will derive many other benefits from the village, including bolstering the local economy. The Village Fact Sheet, provided at the press conference, indicates that Garden Spot Village "has offered to assist Earl Township with the costs of constructing a new sewer treat-

ment facility by providing \$1.5 million of the project cost."

The site selection has met with the support "of all interested parties," said Dale M. Weaver, president of the board of the Garden Spot Village, in a prepared statement.

According to a prepared release handed out from the Garden Spot

Village to all reporters, the retirement area will include an "independent living retirement village, a nursing center, assisted living units, and an Alzheimer's (disease) unit. Initially, 50 independent cottages, 50 apartment units, a personal care facility for 50 people, and a small community center

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Clarence M. "Jack" Buch, chairman of the Earl Township board of supervisors, at the podium, said, "Because of this cooperation, we now have an opportunity to take the next step — and that is to obtain the right-of-ways needed for a sewer system." Left from Buch are Nevin M. Kraybill, spokesman for Garden Spot Village; Dale M. Weaver, president of the board of the Garden Spot Village; and Darvin E. Boyd, president of the Lancaster Farmland Trust.

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