



OF YORK COUNTY

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LOCAL GOVERNMENT ADVISORY COMMITTEE

Executive Committee

DATE: Monday August 8, 2016

TIME: 6:00 p.m.

PLACE: Great American Saloon, Red Lion, PA 17356

PRESENT: Members: Shawn Garrett, Penn Twp; Zachary Steckler, Hanover Boro.; Art Rutledge, Shrewsbury Twp.; Earl Willoughby, Jacobus Boro., Monica Love, West Manchester Twp. Stanton Walters, Shrewsbury Borough

Staff: Terry Ruby, Senior Planner; Sharon Reynolds, Senior Planner; Barbara Forry, Recording Secretary. Kurt Leithold, Chief of Municipal Planning

Absent: David Garbedian, Dallastown Boro.; Chris Allen, Fairview Twp.; Jeremy Diehl, Glen Rock Boro.; Marc Woerner, West Manheim Twp.; Larry Homsher, York City; Spring Garden Twp; Stephen Waller, Fairview Twp; Mark Swomley, Springettsbury Twp. Tom Warman, Spring Garden Twp. Robert Sandmeyer, Spring Garden Twp.,

1. Call to Order - Ms. Love called the meeting to order at 6:00pm.
2. Roll Call
3. Approval of Minutes -July 11, 2016

There being no **questions or comments**, **Mr. Willoughby made a motion for approval of the July 11, 2016 minutes. The motion was seconded by Mr. Rutledge**, voted on and carried as stated.

4. Old Business:

None

5. New Business:

Review of the following projects to be considered by the York County Planning Commission in July:

- a. Hellam Township Zoning Ordinance Amendment Setbacks; Rural Agricultural Zone; Uses; Dimensional Requirements; Receiving Areas; Transferrable Development Rights. The purpose of this project is to review and comment on a proposal by Hellam Township Officials to revise the Hellam Township Zoning Ordinance to address a number of issues including development rights, dimensional requirements, density, and receiving areas. This project is a resubmission of YCPC Project #16-023, with significant revisions. These amendments are being submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project 16-036.**

Ms. Ruby stated this is a repeat with significant changes. New sliding scale for their development rights, took out a number of things they had in the last ordinance, for the density bonus they gave 25 acres instead of 50 acres if you meet certain criteria. Currently accessory structure must be 100' back. Changing some of the requirements for uses that are permitted for the condition of use, maximum building size to 15,000 square feet.

After a brief discussion Mr. Steckler **made a motion to approve**, once they make changes on their sliding scale, it was seconded by Mr. Willoughby, voted on and carried as stated.

- b. North Codorus Township Zoning Ordinance Amendment Text: Banquet Hall; Zoning District and Use Regulations; and various formatting corrections. The purpose of this project is to review and comment on a proposal by North Codorus Township Officials to amend various sections throughout the North Codorus Township Zoning Ordinance. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-037.**

Ms. Reynolds stated they made a lot of changes on the banquet hall. Made changes to the golf course from 50 acres to 45 acres. Changing vehicles sales from permitted use to a special exception use in a commercial zone, also from 300' to 30'. They did not address the date about the banquet hall, Ag protection, off street parking, why only 50% of the parking area has stone, what is required for the other 50% of the parking. Also the keeping of animals which did not change. Questions about off street parking. Did not address water supply, sewage disposable and food preparation for the banquet hall.

After a brief discussion, Mr. Rutledge **made a motion not to adopt as written**, it was seconded by Mr. Garrett, voted on and carried as stated.

- c. Springfield Township Zoning Ordinance Amendment Definitions; Commercial Entertainment Facility; Specific Uses. The purpose of this project is to review and comment on a proposal by Springfield Township Officials to amend the Township's Zoning Ordinance with regard to definitions, commercial entertainment facilities and specific use requirements. The majority of these amendments involve correcting spelling and typographical errors. These amendments are being submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-038.**

Ms. Ruby stated that the majority of this correction is typographical errors. The major change is to the commercial entertainment facility. They are just adding more requirements. They are also adding an appendix A which is a 1959 soil survey.

After a brief discussion, Mr. Willoughby **made a motion to approve as written**, it was seconded by Mr. Steckler, voted on and carried as stated.

- d. Springettsbury Township Zoning Ordinance Amendment Map: Neighborhood Commercial (N-C) and High Density Residential (R-1) to Commercial Highway ©-H) with the Town Center Overlay. **YCPC Project #16-039.**

Ms. Ruby stated this is a resubmission from before. This one includes all the properties on Mt. Zion Rd and E. Market St.. All properties are rezoned to Commercial Highway with a Towne Center Overlay. A lot of nonconforming properties are out of compliant. This area is already a high traffic area. They held a public hearing not sure what came out of the hearing. Talk is about putting a shopping center in that area.

After a brief discussion Mr. Rutledge **made a motion not to adopt as written**, it was seconded by Mr. Steckler, voted on and carried as stated.

- e. East Manchester Township Zoning Ordinance Amendment Text: Utility Sheds and Buffer Strips and Areas. The purpose of the project is to review and comment on East Manchester Township's request to amend the East Manchester Township's Zoning Ordinance with regard to utility sheds and street grades. The proposed amendment is being submitted for recommendation in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-040.**

Ms. Reynolds stated they are adding the definition of utility sheds that can be placed on non-permanent foundations within 5' of any side or rear yard. Buffer strips - a suitably screened or landscaped buffer strip at least 15' wide and at least 15 feet from property line.

After a brief discussion, Mr. Garrett **made a motion to adopt as written**, it was seconded by Mr. Willoughby voted on and carried as stated.

- f. Lancaster County, PA Connections: Lancaster County Long Range Transportation Plan (2016). A proposed plan has been submitted to the York County Planning Commission for review and comment, as stipulated by Section 301.3 of the PA Municipalities Planning Code. This is a farmwork for decision making through 2040. Lancaster County's LRTP focuses on the transportation system's connection to many aspects, including mobility choices; better cording of transportation and land use planning; positive impacts on air quality and energy use; and preservation of the County's farmland and natural areas. **YCPC Project #16-041.**

7. Next Meeting - September 12, 2016 at 6:30 pm
8. Adjournment - Ms. Love adjourned the meeting at 7:20 pm. Mr. Willoughby, **made a motion to adjourn the meeting**, it was seconded by Mr. Garrett, it was voted on and carried as stated.

Respectfully submitted,

Barbara Forry
Recording Secretary