

**YORK COUNTY PLANNING COMMISSION
TUESDAY, January 17, 2017 - 7:00 P.M.
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 7:02 p.m.

I. ROLL CALL

Members Present: Eric Bortner, Mary Coble, Matthew Chronister, Kevin Clark, Walter Kuhl, Sean Kenny, Thomas W. Earp

Members Absent: Brian Brenneman

Staff: Felicia Dell, Director; Joe Heffner, Assistant Director; Sharon Boyer, Senior Planner; Kim Baker, Recording Secretary;

Solicitor: Attorney Jeffrey L. Rehmeier, II, CGA Law Firm

Others: None

Reporters: None

II. REORGANIZATION

a. Nominating Committee Report

The Nominating Committee offered the following state of officers for 2017: Walter Kuhl, Chairman, Mary Coble, Vice Chairman, Sean Kenny, Secretary, and Brian Brenneman, Treasurer.

Ms. Coble moved that the nominations be closed. The motion was seconded by Mr. Bortner, voted on and carried as stated.

b. Election of 2017 York County Planning Commission Officers

The Nominating Committee recommended the reappointment of the existing officers for the calendar year 2017.

Ms. Coble moved that the recommendation of the Nominating Committee be accepted and that the officers be approved for 2017. The motion was seconded by Mr. Kenny, voted on and carried as stated.

c. Signature Resolution

Ms. Coble moved that the General Signature Resolution 2017-01 authorizing the Chairman, Vice-Chairman and Secretary as signatories on Planning

Commission business be accepted. The motion was seconded by Mr. Chronister, voted on and carried as stated.

III. PUBLIC COMMENT

None

IV. APPROVAL OF MINUTES

Ms. Coble made a motion the minutes be approved with the following changes: that the typo “shorted” be corrected to “shorten” under the section, December Approval of Minutes. The motion was seconded by Mr.Chronister, voted on and carried as stated.

V. COMMUNICATIONS

a. Project Review Correspondence
Enclosed in packet

b. Acknowledgements
Mr. Kuhl read a thank you note from a student that shadowed Lindsay Gerner for a day. Mr. Kuhl thanked Amy Evans, Anne Walko and Roy Livergood for their work on the Heritage Preservation Plan Advisory Committee.

VI. FINANCIAL REPORT

a. December Financial Report for Review and Comment

Ms. Dell reviewed the Financial Report for December. She noted the 2016 accounting is still open so this is not the Final Report.

Chairman Kuhl acknowledged receipt of the draft December Financials and stated they will be revised once the 2016 books are closed and filed for the annual audit.

VII. COMMITTEE REPORTS

a. ECHO Housing
Mr. Heffner stated a meeting of the “ECHO” Housing Committee is scheduled for February 28th.

b. Executive Committee
Ms. Dell stated a meeting of the Executive Committee will be scheduled for early February.

VIII. STAFF REPORTS

Ms. Dell reviewed highlights from the staff reports.

IX. SOLICITOR'S REPORT

Attorney Rehmeyer stated he is working with staff on several items for the Housing division. He gave the Board members their Statement of Financial Interests for 2017.

X. UNFINISHED BUSINESS

None

XI. NEW BUSINESS

PLEASE NOTE - Projects are not necessarily in the same order as the agenda.

- a. YCPC PROJECT #17-001
CODORUS TOWNSHIP
ZONING ORDINANCE AMENDMENT
Text: Reduced Impact Single-Family Developments**

The purpose of this project is to review and comment on a proposal by Codorus Township Officials to amend the Codorus Township Zoning Ordinance. The proposed ordinance is being submitted for recommendations in accordance with Section 607(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

- b. YCPC PROJECT #17-002
MANCHESTER TOWNSHIP ZONING ORDINANCE AMENDMENT
MAP: RESIDENTIAL LOW DENSITY (RL) DISTRICT TO
OFFICE (O) DISTRICT**

The purpose of the project is to review and comment on a property owner's request, on behalf of the township, to amend the Manchester Township Zoning Map by rezoning a portion of a parcel of land from Residential Low Density (RL) District to Office (O) District. The proposed amendment is being submitted for recommendation in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code

Ms. Coble moved that projects #17-001 and #17-002 be approved as written. The motion was seconded by Mr. Bortner, voted on and carried as stated.

**c. YCPC PROJECT #17-003
PEACH BOTTOM TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT
TEXT: FINAL PLAN REQUIRED ACCOMPANYING INFORMATION**

The purpose of this project is to review and comment on a proposal by Peach Bottom Township Officials to amend the Township’s Subdivision and Land Development Ordinance with regard to information required to be submitted with the final plan application. This amendment has been submitted for review in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC).

Ms. Coble stated that there is an error on the first page in the proposed language where a comma was retained when the word “manure” was deleted. The comma after holding should be removed.

Ms. Coble made a motion that the project with the revision be approved. The motion was seconded by Mr. Kenny, voted on and carried as stated.

XII. OTHER BUSINESS

a. 2017 York County Planning Commission Work Plan

Ms. Dell explained the YCPC Work Plan to the Board and reviewed work tasks for 2017. A mid-year update will be provided to the commission.

XIII. PERSONNEL

None.

XIV. ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 7:40 pm.

Respectfully submitted,

Kim Baker
Administrative Assistant