

**YORK COUNTY PLANNING COMMISSION
TUESDAY, August 15, 2017 - 7:00 P.M.
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 7:05 p.m.

I. ROLL CALL

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

Members Absent: Cheryl Rascoe, Eric Bortner

Staff: Felicia Dell, Director; Wade Gobrecht, Assistant Director; Terry Ruby, Senior Planner; Roy Livergood, Senior Planner; Heather Bitner, Senior Planner; Sharon Boyer, Senior Planner

Solicitor: Attorney Mieke Driscoll, CGA Law Firm

Others: None

Reporters: None

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

A motion was made by Ms. Coble that the revised July Minutes be approved. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

IV. COMMUNICATIONS

a. Project Review Correspondence was provided

b. Acknowledgements

Mr. Kuhl acknowledged the York Economic Alliance note thanking Roy Livergood for speaking at their Fairview Days event. Ms. Dell mentioned that Wade Gobrecht, Kurt Leitholf, Pam Shellenberger, Joiann Galiano and Tanya Wall also participated in this event.

V. **FINANCIAL REPORT**

July Financial Report for Review and Comment

Ms. Dell reviewed the July 2017 Financial reports.

Chairman Kuhl acknowledged receipt of the July Financial Report and noted it will be filed for the annual audit.

VI. **COMMITTEE REPORTS**

Senior Issues Initiative Committee Report

Ms. Coble stated there was a meeting on July 19th with the Planning Commission staff. Staff shared information of the various divisions' work with the aging population. The next step will be to meet with various outside agencies to discuss aging solutions.

VII. **STAFF REPORTS**

Ms. Dell highlighted different items from the division staff reports.

VIII. **SOLICITOR'S REPORT**

Solicitor Driscoll said there was nothing specific to report. She did state the minutes do meet the "Sunshine Act" but can go into more detail if that is the direction the Planning Commission would like to go.

IX. **UNFINISHED BUSINESS**

a. Mr. Livergood presented information on the Transmission Line proposed in Southeastern York County. Ms. Dell, Mr. Gobrecht and Mr. Livergood attended an open house on the transmission line last Thursday. The purpose was to make sure the Planning Commission had enough information to determine if they wanted to participate in the PUC process.

Ms. Coble made a motion that in the absence of sufficient information, it is the intent of the Planning Commission to file a protest to the PUC when the Transource application is made. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

b. Ms. Bitner explained to the Planning Commission that the Public Participation Plan has been updated with the changes that the Federal Highway Administration had requested. All the Planning Commission divisions public participation plans have been combined into this one plan. The only major change that the Federal Highway Administration requested was to have more public participation for the development of the plan.

Ms. Coble made a motion to approve the Public Participation Plan as it has been amended. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

X. NEW BUSINESS

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

**a. YCPC PROJECT #17-024
WEST MANCHESTER TOWNSHIP ZONING ORDINANCE AMENDMENT
MAP: R-3 RESIDENTIAL TO R-4 RESIDENTIAL**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by West Manchester Township to amend the township's zoning ordinance. This project involves various amendments throughout the Ordinance. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended approval

Staff report recommends Municipality adopt with staff comments.

Mr. Kenny made a motion to not adopt Project 17-024 with the recommendation that the rezoning does create the appearance of spot zoning. The motion was seconded by Ms. Coble, voted on and carried as stated. This vote carried with seven yes votes and one opposed. Mr. Kuhl abstained from the vote.

**b. YCPC PROJECT #17-025
MANHEIM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AMENDMENT: DRIVEWAY**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Manheim Township to amend the Manheim Township Subdivision and Land Development Ordinance (Chapter 22 (SALDO/SWM) of the Manheim Township Code). This project involves an amendment to the Driveway section of the ordinance. This amendment is being submitted for recommendations in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended approval

Staff report recommends Municipality adopt with staff comments.

Ms. Coble made a motion that the project be revised to recommend the municipality not adopt and that the staff comments remain as stated. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

c. YCPC PROJECT #17-026

MANHEIM TOWNSHIP ZONING ORDINANCE AMENDMENT: SIGNS

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Manheim Township to amend the Manheim Township Zoning Ordinance (Chapter 27 of the Manheim Township Code). This project involves amendments to the Definition and Sign sections in the ordinance. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended not to approve as written and to follow YCPC comments.

Staff report recommends Municipality adopt with staff comments.

Ms. Coble made a motion that the project be approved with the corrections of the typographical error under Comment C. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

d. YCPC PROJECT #17-027

**RED LION BOROUGH ZONING ORDINANCE AMENDMENT MAP:
RESIDENTIAL TOWN (R-T) TO COMMERCIAL (C)**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by the property owner to rezone a parcel of land in Red Lion Borough from Residential-Outlying (RO) to Commercial (C). This amendment is being submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended approval

Staff report recommends Municipality adopt with staff comments.

Mr. Clark made a motion to adopt Project 17-027 with the change from Township to Borough. The motion was seconded by Ms. Coble, voted on and carried as stated.

e. **YCPC PROJECT #17-028**
DELTA BOROUGH ZONING ORDINANCE AMENDMENT TEXT:
POCKET PARKS

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Delta Borough officials to amend the borough's zoning ordinance to add requirements for pocket parks. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended approval

Staff report recommends Municipality adopt with staff comments.

Ms. Coble made a motion to approve Project 17-028 as presented. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

f. **YCPC PROJECT #17-029**
WINTERSTOWN BOROUGH ZONING ORDINANCE AMENDMENT TEXT:
STORMWATER MANAGEMENT FACILITIES

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Winterstown Borough officials to amend the borough's zoning ordinance to create an exception for setbacks for certain stormwater management facilities. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended approval

Staff report recommends Municipality adopt with staff comments.

Ms. Coble made a motion to approve Project 17-029 as presented. The motion was seconded by Mr. Kenny, motion voted on and carried as stated.

g. **YCPC PROJECT #17-030**
CARROLL TOWNSHIP ZONING ORDINANCE AMENDMENT MAP:
MIXED USE-1 ZONE (MU-1) TO COMMERCIAL ZONE (C)

PROJECT DESCRIPTION

The purpose of the project is to review and comment on Carroll Township's request, on behalf of a property owner, to amend the Carroll Township Zoning Map by rezoning five (5) parcels located in the southwestern region of the township. The rezoning site is located between U.S. Route 15 and Gettysburg Street, north of Golf Course Road. The property owner is requesting that the site be rezoned from Mixed

Use-1 (MU-1) to Commercial (C). The proposed amendment is being submitted for recommendation in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code.

The LGAC Executive Committee recommended to deny approval as written.

Staff report recommends Municipality not adopt with staff comments.

Mr. Brenneman made a motion to approve Project 17-030 as presented in the staff report. The motion was seconded by Ms. Coble, motion voted on and carried as stated.

**h. YCPC PROJECT #17-031
CUMBERLAND COUNTY COMPREHENSIVE PLAN**

PROJECT DESCRIPTION

A proposed *Cumberland County Comprehensive Plan* was submitted to the York County Planning Commission for review and comment, as required by Section 301.3 of the PA Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended approval

Staff report recommends County adopt with staff comments.

Ms. Coble made a motion to approve Project 17-031 staff report as presented. The motion was seconded by Mr. Kenny, motioned voted on and carried as stated.

XI. OTHER BUSINESS

- a.** Ms. Dell discussed the Annual Memorandum for Review of Solicitor Services. The Planning Commission is very pleased with the services that are provided by Attorney Rehmyer and the CGA Law Firm. We consider them our one stop shop for questions concerning issues that require legal decisions.
- b.** Ms. Dell discussed the Chesapeake Bay Pollutant Reduction Plan, Intergovernmental Cooperation Agreement. After the fifty-two municipalities entered into the Intergovernmental Cooperation Agreement to implement the plan the participants became the York County Stormwater Consortium (CSWC). In 2018 a new MS4 Permit cycle begins. The YCPC will continue to serve in the administrative role to guide implementation of the Regional CBPRP.

Ms. Coble made a motion to approve the Intergovernmental Cooperation Agreement. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

XII. PERSONNEL

Ms. Dell presented the information on the new hire for the part-time Fiscal Management Specialist, Level I. The applicant chosen was Kristel Shearer who has previous experience working with Weatherization Program.

Ms. Coble made a motion to approve the recommendation of the Director to hire Kristel Shearer at an hourly rate of \$18.15. The motion was seconded by Mr. Kenny, voted on and carried as stated.

XIII. ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 9:08 p.m.

Respectfully submitted,

Kim Baker
Administrative Assistant