

**YORK COUNTY PLANNING COMMISSION  
TUESDAY, August 16, 2016 - 7:00 P.M.  
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 7:00 p.m.

**ROLL CALL**

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

Members Absent: None

Staff: Felicia Dell, Director; Joe Heffner, Assistant Director; Michael Shaffer, Sr. Planner; Amy Evans, Sr. Planner; Kim Baker, Recording Secretary;

Solicitor: Attorney Devon Myers, CGA Law Firm

Others: Lisa Shahid; Stephen Smith, June Evans; Nedette Otterbein; John B. Eifert; Katrina Snyder; Jerry Otterbein, David A. Miller; Salley & Rob Frey; Chris Rornbach; Dave Connor; Rachel Waterstradt; Blanda Nace; Bradley Waltemyer

Reporters: John Joyce, York Dispatch, and Dave Connor, Central Penn Business Journal

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

Ms. Coble asked for corrections to the minutes of July 19th concerning pages 3, 5 & 7 to correct the name of the engineering firm. To clarify the conflict of interest, and to correct a project title. **Ms. Coble made a motion with these revisions then move the minutes be revised and approved as amended.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**COMMUNICATIONS**

None

## **FINANCIAL REPORT**

### **July Financial Report for Review and Comment**

Ms. Dell reviewed the Financial Report for July, highlighting the Revenues & Expenses. Ms. Dell explained that the CDBG/GIS revenue line is still zero because of the late receipt of their funds from HUD. These funds will not be available until the end of the year.

## **COMMITTEE REPORTS**

Ms. Coble informed the Board that the “ECHO” Committee met on August 10<sup>th</sup>. Discussion was held on doing a survey to discover what municipalities were actually utilizing “ECHO” housing. Some municipalities are using it for elder care and others were using it for other types of situations. As a result of the different uses between municipalities input should be received from the LGAC. This way there will be a meaningful model ordinance developed for the York County municipalities.

## **STAFF REPORTS**

Provided in meeting packet

## **SOLICITOR’S REPORT**

Ms. Myers stated that Mr. Rehmeyer wanted to share some information with the Board. The first thing is the River’s Edge Mobile Home Park. There has been some work done to bring the property into compliance and the owner is working with York Haven Borough and their Solicitor. The second is that the US Army Corp of Engineers has money available for a study. Mr. Rehmeyer has been helping Ms. Dell with that request. The third is that there was an inquiry on 2139 Slagle Road in North Codorus Township. An Attorney was seeking information on the Agricultural Security Area designation. The property on Slagle Road is located in an established secondary growth area. Jeff advised the Attorney on the growth boundaries and their relation to the Agricultural Security Area.

## **UNFINISHED BUSINESS**

- a. Ms. Evans asked the Board if they have any questions on the presentation of the York County Heritage Plan that was presented at the July meeting.

Ms. Coble complimented Ms. Evans on her presentation that was explained at the July meeting on the York County Heritage Plan.

**Ms. Coble made a motion for the York County Planning Commission to recommend to the York County Commissioners that they adopt the York County Heritage Preservation Plan for York County Pennsylvania.** The motion was seconded by Mr. Chronister, voted on and carried as stated.

Mr. Kuhl read a notice that the planning commission received an award from Preservation Pennsylvania for 2016 for the York County Heritage Preservation Plan.

- b. Ms. Dell stated that she sent an follow-up email to the Board members with more information about the US Army Corps program after the lengthy discussion at the last meeting. She stated that the process is moving forward and agreements are about to be signed with the Army Corp for the Chesapeake Bay Pollutant Reduction Plan.

**NEW BUSINESS**

**YCPC PROJECT #16-036  
HELLAM TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
SETBACKS; RURAL AGRICULTURE 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).

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it not be adopted because of inconsistencies with the sliding scale.

**Ms. Coble made a motion to accept the staff report as submitted.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

Ms. Nedette Otterbein read a statement to the Board regarding the concerns and questions that some Township residents have had concerning these zoning ordinance amendments.

**YCPC PROJECT #16-037  
NORTH CODORUS TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
TEXT: BANQUET HALLS; 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).

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it not be adopted because it does not address stormwater and other issues.

**Ms. Coble made a motion to accept the staff report as submitted not be accepted.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-038  
SPRINGFIELD TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
TEXT: COMMERCIAL ENTERTAINMENT  
FACILITY; DEFINITIONS; 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 or typographical errors. These amendments are being submitted for review in accordance with Section 609 (e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it be adopted.

**Mr. Brenneman made a motion to accept the staff report as submitted.** The motion was seconded by Ms. Coble, voted on and carried as stated.

**YCPC PROJECT #16-039  
SPRINGETTSBURY TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
MAP: (N-C) NEIGHBORHOOD COMMERCIAL  
AND (R-1) HIGH DENSITY RESIDENTIAL TO  
(CH) COMMERCIAL HIGHWAY WITH  
THE TOWN CENTER OVERLAY**

The purpose of the project is to review and comment on the Springettsbury Township's request to amend the Springettsbury Township Zoning Map by rezoning twenty-five (25) parcels with the addition of the Town Center Overlay, and to add the Town Center Overlay to forty-one (41) adjacent parcels. The rezoning site is at the northeast corner of Mt. Zion Road and East Market Street. The township is requesting that twenty-three (23) parcels be rezoned from (N-C) Neighborhood Commercial to (C-H) Commercial Highway with the Town Center Overlay and that two (2) parcels be rezoned from High Density Residential (R-1) to (C-H) Commercial Highway with the Town Center Overlay. The Town Center Overlay is also to be added adjacent

to the rezoning along Mt. Zion Road and along East Market Street. The proposed amendment is being submitted for recommendation in accordance with Section 609 (e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it not be adopted because of non-conforming properties, being of compliance, and high volume of traffic for the area.

Mr. Blanda Nace, a Springettsbury Township Supervisor, said the Supervisors wanted to explore the concept of the Town Center Overlay. The Supervisors were interested in the feedback from the Planning Commission and the public.

**Ms. Coble made a motion to accept the staff report as submitted.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-040  
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 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).

The LGAC Committee reviewed the proposed Zoning Ordinance Amendment and recommended it be adopted as written.

**Ms. Coble made a motion to approve the staff report as submitted.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-041  
LANCASTER COUNTY, PA  
CONNECTIONS: LANCASTER COUNTY  
LONG RANGE TRANSPORTATION PLAN (2016)**

A proposed *Connections: Lancaster County Long Range Transportation Plan* (LRTP) 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. It presents a framework for decision making through 2040. Lancaster County's LRTP focuses on the transportation system's connection to many aspects, including mobility choices; better coordination of transportation and land use planning; positive impacts on air quality and energy use; and preservation of the County's farmland and natural areas.

The LGAC Committee reviewed the proposed Connections: Lancaster County Long Range Transportation Plan (2016) and recommended it be adopted as written.

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

### **OTHER BUSINESS**

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 Rehmeyer and the CGA Law Firm. We consider them our one stop shop for questions concerning issues that require legal decisions.

### **PERSONNEL**

None

### **ADJOURNMENT**

There being no additional business, Chairman Kuhl adjourned the meeting at 8:02pm.

Respectfully submitted,

Kim Baker  
Administrative Assistant