



## OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401

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### LOCAL GOVERNMENT ADVISORY COMMITTEE

#### Executive Committee

**DATE:** Monday, April 9, 2018

**TIME:** 6:30p.m.

**PLACE:** York County Planning Commission, 28 E. Market St., York, PA 17401

**PRESENT:** Monica Love, Lower Windsor Twp; Shawn Garrett, Penn Twp.; Arthur Rutledge, Shrewsbury Twp, Zach Steckler, Hanover Boro.; Anne Loeffler, Jefferson Boro.; Dave Loeffler, Jefferson Boro.; Rachelle Sampere. West Manchester Twp.; Todd Trimmer, Hellam Twp., Robert Smith, Penn Twp.

Sharon Boyer, Senior Planner; Terry Ruby, Senior Planner; Barbara Forry, Recording Secretary; Michael Pritchard, Transportation Planner

Absent: Blanda Nace, Springettsbury Twp.; David Garabedian, Dallastown Boro.; Stephen Waller, Fairview Twp; Stanton Walters, Shrewsbury Boro.

1. Call to Order – Ms. Love called the meeting to order at 6:30pm.
2. Roll Call
3. Approval of Minutes – March 12, 2018

There being no **questions or comments**, **Mr. Rutledge made a motion for approval of the April 9, 2018 minutes. The motion was seconded by Mr. Steckler** voted on and carried as stated.

Ms. Forry stated that the next LGAC Executive Committee meeting will be held on May 7, 2018 **not** May 14, 2018 as previously stated.

4. Old Business:  
None

5. New Business:

a. West Manchester Township Zoning Ordinance Amendment Text: Landscaping of Parking Areas in the Mixed-Use Zone. The purpose of this project is to review and comment on a proposal by West Manchester Township to amend the township zoning ordinance by adding regulations regarding landscaping of parking areas in the Mixed-Use zone. The amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-013.**

Ms. Boyer stated they are revising the landscaping and screening to a mixed use zone. A minimum of ten feet (10) wide landscape strip shall be provided along all property lines. Parking lots located in the mixed use shall comply with the landscaping and screening requirements, and requires shade trees to be placed around the exterior of the parking lot area, with interior parking lot islands to be landscaped with ground cover.

After a discussion, Mr. Rutledge made a **motion not to approve as written**, Ms. Loeffler seconded, voted on and carried as stated.

b. West Manheim Township Zoning Ordinance Amendment Map: Residential (R) to Commercial/Industrial (C-I). The purpose of this project is to review and comment on a proposal by a property owner to amend the West Manheim Township Official Zoning Map by rezoning a portion of a parcel of land (Parcel 59). This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-014.**

Ms. Boyer stated they want to rezone a parcel along Baltimore Pike. Parcel 59 is currently split-zoned Commercial/Industrial and Residential. This amendment proposed to rezone the portion of Parcel 59 that is zoned Residential (R) to Commercial/Industrial (C-I).

After a discussion, Mr. Steckler **made a motion to approve as written**, Mr. Loeffler seconded, voted on and carried as stated.

c. Red Lion Borough Zoning Ordinance Amendment Text: Contractor's Office or Shop. The purpose of this project is to review and comment on a proposal by Red Lion Borough officials to amend the borough's zoning ordinance to add contractor's office or shop as a use by special exception in the Commercial Zone (C). This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-015.**

Ms. Ruby stated that the Red Lion Boro wants to amend the zoning ordinance to add by special exception, contractor's office or shop. All outdoor storage of materials shall be in a side or rear yard and will be secured or screened by a completely opaque fence.

After a discussion, Ms. Loeffler **made a motion to approve as written**, Mr. Trimmer seconded, voted on and carried as stated.

d. Red Lion Borough Zoning Ordinance Amendment Map: Residential-Outlying (R-O) to Commercial (C). The purpose of this project is to review and comment on a proposal by a property

owner to rezone a portion of a parcel in Red Lion Borough from Residential-Outlying (RO) to Commercial (C). This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-016.**

Ms. Ruby stated that a property owner is requesting to rezone a portion of a parcel from Residential-Outlying (RO) to Commercial (C). The property is a vacant lot and is located on S. Main Street.

After a discussion Ms. Loeffler **recommended not to approve as written**, Mr. Rutledge seconded, voted on and carried as stated.

e. Windsor Township Zoning Ordinance Amendment Text: Definitions. The purpose of this project is to review and comment on a proposal by Windsor Township officials to amend the township's ordinance with regard to adding or modifying definitions. These amendments have been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-017.**

Ms. Ruby stated that Windsor Twp. proposed to amend the definition for deck, patio, impervious surface and lot coverage.

After a discussion Mr. Rutledge **made a motion to approve as written**, Mr. Steckler seconded, voted on and carried as stated.

f. Windsor Township Subdivision and Land Development Ordinance Amendment Text: Definitions. The purpose of this project is to review and comment on a proposal by Windsor Township officials to amend the township's subdivision and land development ordinance with regard to modifying the definition of improvements. This amendment has been submitted for review in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-018.**

Ms. Ruby stated the Windsor township officials proposed amending Article 2 definitions about improvements of land necessary to produce usable lots including but not limited to, grading, pavement, etc...

After a discussion Mr. Trimmer **made a motion to approve as written**, Mr. Rutledge seconded, voted on and carried as stated.

g. West Manheim Township Comprehensive Plan Amendment. West Manheim Township has submitted an amendment of the West Manheim Township Comprehensive Plan to the York County Planning Commission for review and comment, as required by Section 301.3 of the PA Municipalities Planning Code PA MPC). **YCPC Project #18-019.**

Ms. Boyer stated they want to reclassify changing the roadway portion of Tollgate Road, the reclassification is requested due to the increased traffic in the area.

After a discussion Mr. Loeffler **made a motion to approve as written**, Mr. Steckler seconded, voted on and carried as stated.

6. Report – Long Range Transportation – Michael Pritchard. Mr. Pritchard gave an overview of a scope of work outline on the Go York 2045.
7. Adjournment – Ms. Love adjourned the meeting at 7:20pm.

Respectfully submitted,

Barbara Forry  
Recording Secretary