



## OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401

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### LOCAL GOVERNMENT ADVISORY COMMITTEE

#### Executive Committee

**DATE:** Tuesday, October 10, 2017

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

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

**PRESENT:** Monica Love, Lower Windsor Twp; Stanton Walters, Shrewsbury Boro.;  
Arthur Rutledge, Shrewsbury Twp.

Terry Ruby, Senior Planner, Barbara Forry, Recording Secretary, Kurt Leitholf,  
Chief of Municipal Planning

Absent: Blanda Nace, Springettsbury Twp.; David Garabedian, Dallastown Boro.;  
Stephen Waller, Fairview Twp.; Galen Weibley, Hellam Twp.; Earl Willoughby,  
Jacobus Boro.; Shawn Garrett, Penn Twp.; Zach Steckler, Hanover Boro.;  
Shrewsbury Twp. Robert Sandmeyer, Spring Garden Twp.

1. Call to Order – Ms. Love called the meeting to order at 6:30pm.
2. Roll Call
3. Approval of Minutes –September 11, 2017

There being no **questions or comments, Mr. Walters made a motion for approval of the September 11, 2017 minutes. The motion was seconded by Mr. Rutledge** voted on and carried as stated.

4. Old Business:  
None
5. New Business:

a. Washington Township Subdivision and Land Development Ordinance Amendment Text: Complete Update. The purpose of this project is to review and comment on a proposal to update the Washington Township Subdivision and Land Development Ordinance. This amendment is being submitted for recommendations in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project 17-034**

Ms. Ruby stated that this is a complete update to their subdivision ordinance. Most of this is just standard regulations for subdivision ordinances. Under #5 states for more regulations not less. Typically it is the less restrictive. However if you have a zoning ordinance that has regulations in it. If you have the same regulations in your subdivision, the zoning ordinance would apply. A lot of formatting errors and typos, that needs to be addressed before it is adopted.

After a brief discussion, Mr. Walters **made a motion not to approve as written**. Mr. Rutledge seconded, voted on and carried as stated, in the staff report.

b. Washington Township Zoning Ordinance Amendment Text & Map: Complete Update. The purpose of this project is to review and comment on a proposal by Washington Township Officials to completely update the Washington 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 17-035**

Ms. Ruby stated this is a complete update of text and map. There is a lot of issues with this. They went from 2 zones to 3 zones.

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

c. Hopewell Township Zoning Ordinance Amendment Text: Dwelling Units in Agricultural and Conservation Zones. The purpose of this project is to review and comment on a proposal by Hopewell Township Officials to amend the township's zoning ordinance to clarify the acreage requirements for dwelling units in the agricultural and conservation zones. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project 17-037**.

Ms. Ruby stated they are cleaning up the dwelling unit regulations by clarifying that is you have 0 to less than 6 acres you can go up to 5.9999 and you get 2 dwelling rights, if you have 6 acres you get 3 dwelling rights. In the first section they added the phrase, with no consideration as to multiple tracts on their deed.

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

d. Hopewell Township Subdivision and Land Development Ordinance Text: Plan Submission and Plan Requirements. The purpose of this Project is to review and comment on a proposal by Hopewell Township Officials to amend the Hopewell Township's Subdivision and Land Development Ordinance to address plan submission requirements and plan requirements. This amendment has been submitted for review in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-038**.

Ms. Ruby stated they are changing some of their plan submission requirements. They are changing that they are requiring the applicant to submit it to the York County Planning Commission and the applicant is responsible for all fees. Currently they require it to be brought to us for signature and then the map office for the UPI number. This is before the supervisors signature goes on it. There are a few typos that need to be cleared up.

After a brief discussion Mr. Walters **made a motion to approve once the corrections are made**, Mr. Rutledge seconded, voted on and carried as stated.

e. Windsor Township Zoning Ordinance Amendment Map: Low Density Residential (R-1) to General Commercial (C-1). The purpose of this project is to review and comment on a proposal by a property owner to rezone one parcel of land containing 1.45 acres in Windsor Township from Low Density Residential (R-1) to General Commercial (C-1). This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-039.**

Ms. Ruby stated River's Truck Service Center wants to expand on the lot the lot is heavily wooded and isolated. In order to do this they will have to do a land development plan. Access off of Cape Horn Rd is the only way it is accessible for trucks. Holtzapple Road is not a very good road for trucks to access the property, this road is very narrow and steep.

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

f. Hellam Township Zoning Ordinance Amendment Map: Residential (R) to Rural Agricultural (RA). The purpose of this project is to review and comment on a property owner's request to rezone one parcel of land containing 31.55 acres from Residential (R) to Rural Agricultural (RA). The property is located on the east side of Campbell Road and south of East Market Street (RS 462) in Hellam Township. This amendment has been submitted for review in accordance with Section 609 (e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-040.**

Ms. Ruby stated the property is located on Campbell Road south of East Market Street. They want to take this 31 acre property and make it Agriculture, there is huge flood plain through it. It was used as horse farm but has no horses on it now. If they rezoned it to (RA) Rural Agricultural it would be spot zoning. The house could be listed as a Historical property, because it has been there for a long time. There is no way to get into this property, the access would be from Campbell Road. The property owner wants to have a wedding venue on this property and cannot do it is zoned Residential. Because of the spot zoning issue YCPC recommends not to adopt. They would be creating spot zoning issue.

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

g. Hellam Township Comprehensive Plan Amendment. Hellam Township has submitted a proposed amendment to the Hellam Township Comprehensive Plan to the York County Planning Commission for review and comment, as required by Section 301.3 of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-041.**

Ms. Ruby stated this a Comprehensive Plan Amendment. They have to change their future land use map to show this as Agriculture instead of Residential. Their future land use map is incorrect. They also have to fix their map for growth area boundary to show this as Commercial. YCPC recommends that they make their changes for the growth area boundary and to fix their land use map.

After a brief discussion Mr. Walters **made a motion to approve once corrections are made**, Mr. Rutledge seconded, voted on and carried as stated.

h. Shrewsbury Township Zoning Ordinance Amendment Text: Cemetery; Private Burial Ground. The purpose of this project is to review and comment on a proposal by Shrewsbury Township Officials to amend the Shrewsbury Township's Zoning Ordinance with regard to cemeteries and private burial grounds. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-042.**

Ms. Ruby stated is proposing to amend their zoning ordinance to change the definition of cemetery to add a definition for private burial grounds. The definition is not greater than 25,000 sq ft in size. Currently a family burial grounds is permitted in the Ag district, Rural residential district and Commercial district. They are deleting family burial grounds from all concessions, and having it only in the Ag district.

After a brief discussion Mr. Walters **made a motion to approve once the corrections are made**, Mr. Rutledge, seconded voted on and carried as stated.

i. Fairview Township Zoning Ordinance Amendment Text: Definitions; Warehousing; Wholesaling; Municipal-Owned Use; and Institutional/Civil Uses. The purpose of this project is to review and comment on a proposal by Fairview Township to amend the Fairview Township Zoning Ordinance (Chapter 300 of the Fairview Township Code). This project involves amendments to several sections of the ordinance. These amendments are being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-043.**

Ms. Ruby stated they are changing definitions in this amendment, adding a definition for flag lots, wholesaling, permitted used, changing standards for non-residential in a Business park, and deleting principal non-residential institutional.

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

j. Fairview Township Subdivision and Land Development Ordinance Amendment Text: Definitions; Preliminary Plan Specifications; and Lots and Parcels. The purpose of this project is to review and comment on a proposal by Fairview Township to amend the Fairview Township Subdivision and Land Development Ordinance (Chapter 260 of the Fairview Township Code). This project involves amendments to various sections throughout the ordinance. These amendments are being submitted for recommendations in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-044.**

Ms. Ruby stated they are adding a definition for flag lots into the ordinance. New flag lots are not to be created after the date of this amendment.

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

k. Spring Garden Township Zoning Ordinance Amendment Map: Apartment-Office (AO) to Commercial (C). The purpose of this project is to review and comment on Spring Garden Township's request, on behalf of a property owner, to amend the Spring Garden Township Zoning Map by rezoning two (2) parcels located in the eastern region of the township. The rezoning site is located in the 1700 block of Mt. Rose Avenue northeast of the Greenhill Road/Mt. Rose Avenue intersection. The property owner is requesting that the site be rezoned from Apartment-Office (AO) to Commercial (C). The proposed amendment is being submitted for recommendation in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code. **YCPC Project #17-045.**

Ms. Ruby stated this is a map amendment, this is off of I-83, the owner requested they are rezoned from Apartment Office (AO) to Commercial (C). They want to rezone these 2 lots along Mt. Rose Avenue from pink to red.

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

l. Springettsbury Township Zoning Ordinance Amendment Map: (R-7) Small Lot Single Family Residential to (MU) Mixed Use. The purpose of this project is to review and comment on Springettsbury Township's request, on behalf of a property owner, to amend the Springettsbury Township Zoning Map by rezoning a parcel of land located in the southwestern region of the township. The rezoning site is located at 2309 East Philadelphia Street just north of the East Philadelphia/East Market Street intersection. The property owner is requesting that the site be rezoned from R-7) Small Lot Single-Family Residential to (MU) Mixed Use. The proposed amendment is being submitted for recommendation in accordance with Section (609).(e) of the Pennsylvania Municipalities Planning Code. **YCPC Project #17-046.**

Ms. Ruby stated small lots single family residential to small use. They want to rezone the property in back of East Market Street.

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

m. Manchester Township Zoning Ordinance Amendment Map: Low Density Residential (RL) to Office (O). The purpose of the project is to review and comment on Manchester Township's request. On behalf of a property owner, to amend the Manchester Township's Zoning Map by rezoning four (4) parcels located in the southwestern region of the Township. The rezoning site is located in the vicinity of the intersection of Roosevelt Avenue and Church Road. The property owner is requesting that the site be rezoned from Low Density Residential (RL) to Office (O). The proposed amendment is being submitted for recommendation in

accordance with Section (609.(e) of the Pennsylvania Municipalities Planning Code. **YCPC Project #17-047.**

6. Adjournment – Ms. Love adjourned the meeting at 7:40pm.

Respectfully submitted,

Barbara Forry  
Recording Secretary