



## OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401  
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### LOCAL GOVERNMENT ADVISORY COMMITTEE

#### Executive Committee

**DATE:** Tuesday, October 11, 2016

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

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

**PRESENT:** Members: Shawn Garrett., Penn Twp., Earl Willoughby, Jacobus Boro., Bob Sandmeyer, Spring Garden Twp.

Staff: Terry Ruby, Sharon Reynolds, Senior Planner, Barbara Forry, Recording Secretary. Kurt Leitholf, Chief of Municipal Planning

Absent: David Garbedian, Dallastown Boro.; Chris Allen, Fairview Twp.; Jeremy Diehl, Glen Rock Boro.; Marc Woerner, West Manheim Twp.; Larry Homsher, York City; Spring Garden Twp; Stephen Waller, Fairview Twp; Mark Swomley, Springettsbury Twp. Tom Warman, Spring Garden Twp. Robert Sandmeyer, Spring Garden Twp., Zach Steckler, Hanover Boro., Arthur Rutledge, Shrewsbury Twp., Monica Love, West Manchester Twp., Stanton Walters, Shrewsbury Boro., Zach Steckler, Hanover Boro

1. Call to Order – Mr. Garrett called the meeting to order at 6:32pm.
2. Roll Call
3. Approval of Minutes -August 8, 2016

There being no **questions or comments**, **Mr. Willoughby made a motion for approval of the September 12, 2016 minutes.** The motion was seconded by Mr. Garrett voted on and carried as stated.

4. Old Business:  
None
5. New Business:

Review of the following projects to be considered by the York County Planning Commission in September:

- a. Codorus Township Zoning Ordinance Amendment Text: Agricultural Commodity Sales; Agricultural Promotion Event; Community Supported Agriculture (C.S.A.); Festival; Farm Market; Restaurant; Roadside Stand; Small School; Agricultural District Regulations; Use and Storage of Explosives; and Farm Processing Establishment. **YCPC Project #16-045.**

Ms. Reynolds stated that this was seen back in June. Everything in bold italics is what they proposed in the previous text. Everything highlighted is what was changed. The only thing they changed was in the Festival they changed from 100 people to 300 people.

After a brief discussion, Mr. Sandmeyer **made a motion of approve as written**, it was seconded by Mr. Willoughby, voted on and carried as stated

- b. Dover Township Zoning Ordinance Amendment Map: Medium Density Residential (R-3) to High Density Residential (R-4). The purpose of this project is to review and comment on a proposal to amend the Dover Township Zoning Map by rezoning one (1) parcel of land (Parcel 28) from Medium Density Residential (R-3) to High Density Residential (R-4). This proposal is being made by a property owner. This map amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-046.**

Ms. Reynolds stated this is a map amendment, if you look at the maps that are attached they want to zone from R3 to R4. They owner wants to develop the rest of the property. R3 is 5 units an acre and R4 is 8 units an acre. It was decided they could put approximately 200 more units on the property. They want to develop it consistency with the rest of the property.

After a brief discussion, Mr. Willoughby **made a motion to approve as written**, it was seconded by Mr. Sandmeyer, voted on and carried as stated.

6. Mr. Leitholf stated at the last meeting he introduced the Echo Housing for the elderly, and would like more feedback from the LGAC Executive Committee. At the municipal planning level dealing with the housing situation within York County, concerning the land ordinances. Families have new responsibility caring for their aging parents, that comes with some challenges with neighbors, such as more cars in the driveway, more people in one household. One of the complaints we have heard from Zoning Officers is that they don't want to have to go out everyone month and check and see if all ordinances are being complied with. The discussion was if the elderly parents passed away and then the resident decided to rent out that space to someone who is not a relative, or turn it into office space for a business. The Planning Commission has formed a study group to see if it merits the Planning Commission making suggestions to local governments. And to provide some advice on this subject.
7. Next Meeting – Monday, November 7, 2016 at 6:30pm.

8. Adjournment - The meeting adjourned at 7:15pm. Mr. Willoughby , **made a motion to adjourn the meeting**, it was seconded by Mr. Sandmeyer, it was voted on and carried as stated.

Respectfully submitted,

Barbara Forry  
Recording Secretary