



## OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401

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### LOCAL GOVERNMENT ADVISORY COMMITTEE

#### Executive Committee

**DATE:** December 10, 2018

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

**PLACE:** American Crimson Grille, 1839 S. Queen St., York, PA 17403

**PRESENT:** Monica Love, Windsor Twp.; Earl Willoughby, Jacobus Boro.; Rachelle Sampere, West Manchester Twp.; Anne Loeffler, Jacobus Boro.; David Loeffler, Jacobus Boro.; Todd Trimmer, Hellam Boro.; Zachary Steckler, Hanover Boro.

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

**Absent:** Blanda Nace, Springettsbury Twp.; David Garabedian, Dallastown Boro.; Diane Kraatz, Shrewsbury Boro.; Stephen Waller, Fairview Twp.; Beth Brennan, Manchester Twp.; Robert Smith, Penn Twp.; Arthur Rutledge, Shrewsbury Twp.

1. Call to Order – Ms. Love called the meeting to order at 6:10 pm
2. Roll Call
3. Approval of Minutes – December 10, 2018

There being no **questions or comments**, **Mr. Willoughby made a motion for approval of the December 10, 2018 minutes.** The motion was seconded by Mr. Steckler voted on and carried as stated.

4. Old Business:  
None
5. New Business:

a. Hellam Township Zoning Ordinance Amendment Text: Continuing Care Retirement Community. The purpose of this project is to review and comment on a proposal by Hellam Township officials to amend the townships zoning ordinance to add new provisions for a Continuing Care Retirement Community. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-054.**

Ms. Ruby stated that a continuing care retirement community is a new use for which they are proposing to provide ordinance provisions. It is supposed to be allowed as a use by right in the mixed use zone. They are deleting family detached dwellings as a use by right in that zone. They stated that they are retaining the right to have a say over the architectural design of these facilities. Ms. Ruby stated you cannot deny a architectural plan because it does not look like the one beside it. It has nothing to do with the health, safety and welfare of the resident.

After a lengthy discussion Ms. Loeffler **made a motion not to adopt as written**, Mr. Willoughby seconded, voted on carried as stated.

b. Hellam Township Zoning Ordinance Amendment Text: Riparian Buffers, Woodland Restoration. The purpose of this project is to review and comment on a proposal by township officials to amend the Hellam Township Zoning Ordinance to revise existing definitions and to add new definitions; revise provisions for riparian buffers, and to add new regulations for woodland restoration and riparian buffer restoration. This is a resubmission of YCPC Project #14-0043, which was reviewed at the November, 2014 YCPC meeting, and YCPC Project #15-028, which was reviewed at the August, 2015 YCPC meeting. The recommendations for both previous projects was to not adopt the amendment. These amendments are being reviewed in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-055**

Ms. Ruby stated that we have seen this project several times before. They are changing Overstory Trees, recommending those trees that are greater than 9” (nine) in diameter at DBH (diameter at breast height) where breast height is 4.5’. The main issues is we are not sure if the township reviewed Act 162 of 2014 that helps define riparian buffers. It was suggested that they go back and revisited their definition of water course.

After a lengthy discussion Mr. Willoughby **made a motion to approve with recommended changes**, Ms. Loeffler seconded, voted on and carried as stated.

6. Kim Hogeman – York County Economic Alliance - She stated they have two programs that they have been working on since 2014, one is Blighted Property and the other one is the Land Bank. She also stated they are building up a treasure chest to help with the Blighted property effort, hoping to help municipalities to tear down the properties that are the worst. The Blighted Property Committee is made up of 8 people.

7. Ms. Loeffler discussed that Jefferson Boro wants to put in a short term detox facility on a 10 acre lot. They want to put that building in the back of the lot, but that part of the property is zoned industrial. Two residents are not in favor of this type of facility being put in an industrial zone.

*Next meeting*  
*January 8, 2019*  
*York County Planning Commission*  
*6:30pm*

8. Adjournment – Ms. Love adjourned the meeting at 7:30 pm.

Respectfully submitted,

Barbara Forry  
Recording Secretary