



OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401

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LOCAL GOVERNMENT ADVISORY COMMITTEE

Executive Committee

DATE: Monday, December 13, 2017

TIME: 6:00p.m.

PLACE: Great American Saloon, Red Lion, PA

PRESENT: Monica Love, Lower Windsor Twp; Shawn Garrett, Penn Twp; Arthur Rutledge, Shrewsbury Twp, Zach Steckler, Hanover Boro; Earl Willoughby, Jacobus Boro.

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; Robert Sandmeyer, Spring Garden Twp; Stanton Walters, Shrewsbury Boro;

1. Call to Order – Ms. Love called the meeting to order at 6:00pm.
2. Roll Call
3. Approval of Minutes –October 10, 2017

There being no **questions or comments**, **Mr. Rutledge made a motion for approval of the October 10, 2017 minutes. The motion was seconded by Mr. Willoughby** voted on and carried as stated.

4. Old Business:
None
5. New Business:

a. Hellam Township Comprehensive Plan Amendment. Hellam Township has submitted an amendment to the Hellam Township Comprehensive Plan to the York County Planning Commission for review and comment, as required by Section 301.2 of the Pennsylvania Municipalities Planning Code (PA MPC). The Hellam Township Comprehensive Plan was adopted on May 16, 2002 and last amended May 18, 2017. This project relates to the Future land use component and correlates with a rezoning request (YCPC Project #17-049). This is a revised submission of YCPC Project #17-041, previously submitted. The YCPC Board recommended approval of the original proposed amendment at its meeting on October 17, 2017. **YCPC Project #17-048.**

Ms. Ruby stated that this is a repeat of the project from October with two changes. This was to amend the future land use map and they are also amending the growth area. The area that is being amended is the same parcel, but cuts off the front area and leaves it residential. The growth area goes around the back.

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

b. 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 a portion of a parcel of land containing 27.73 acres of Residential (R) to Rural Agricultural (RA). This is a resubmission of YCPC Project #17-040. The YCPC Board recommended that project to not be approved because the rezoning would leave a single parcel zoned Residential, creating a potential spot zoning issue. The property in question is located on the east side of Campbell Road south of East Market Street (SR 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 #17-049**

Ms. Ruby stated that this is the same map as in October, but they are now leaving the front portion residential so that the one little lot up north is not hanging by itself. The remaining land would be rural agricultural.

After a brief discussion Mr. Garrett, **made a motion to approve the rezoning as presented,** Mr. Steckler seconded, voted on and carried as stated.

c. Project withdrawn - **YCPC Project #17-050.**

d. Project withdrawn - **YCPC Project #17-051.**

e. Washington Township Subdivision and Land Development Ordinance Amendment Text: 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 Subdivision and Land Development Ordinance. This amendment is being submitted for recommendation in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-052.**

Ms. Ruby stated that this is a complete update of their Subdivision and Land Development Ordinance. There were a couple issues with the previous submission that have been corrected. There were a few subdivision ordinance provisions in the zoning ordinance. They also had some zoning dimensions in the subdivision ordinance and they corrected them.

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

f. 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 #17-053.**

Ms. Ruby stated they have addressed all but “group homes” for their defined uses. “Group homes” need to be allowed where residential homes are allowed. They have addressed all of the other comments made in all October letter. “Group home” is defined as a home for mentally challenged individuals and others that live as a group.

After a brief discussion Mr. Garrett **made a motion to approve once the wording has been changed concerning “group homes”**, Mr. Rutledge seconded, voted on and carried as stated.

g. York Township Zoning Ordinance Amendment Map: Commercial Office (CO) to Residential Low Density (RL). The purpose of this project is to review and comment on a proposal by a property owner to rezone one (1) parcel of land located at the southwest corner of Grantley Road and Monument Road in York Township. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-054.**

Ms. Ruby stated this is a large parcel of land. To northeast is Apple Hill and a Wellspan facility. They want to rezone this parcel to low density residential. Three sides of the property is surrounded by residential property. The property owner wants to subdivide off a lot for a family member.

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

h. Jackson Township Act 537 Special Study. Jackson Township submitted a proposed Act 537 Special Study to the York County Planning Commission for review and comment, as required by Section 304(b) of the Pennsylvania Municipalities Planning Code (PA MPC), and Section 71.31(b) of the Pennsylvania Sewage Facilities Act, Act 537. **YCPC Project #17-055.**

Ms. Ruby stated this is an Act 537 plan with two issues-here are two areas outside the growth area, which don't need to be included in the 537 plan.

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

i. Spring Garden Township Zoning Ordinance Amendment Text: Bed and Breakfast. The purpose of this project is to review and comment on Spring Garden Township's request to amend the Township Zoning Ordinance to provide for Bed and Breakfast facilities as a special exception use in the R-1 Residential Suburban and the R-2 Residential Urban zoning districts. The proposed amendment is being submitted for recommendation in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-056.**

Ms. Ruby stated they want to amend their zoning ordinance to amend it for a "bed and breakfast". The proposed definition states that is a single-family residence with several rooms set aside for overnight guests. They currently do not have "bed and breakfast" in their ordinance. As proposed, they need to clarify an apparent conflict between "several rooms" and "no more than four".

After a brief discussion Mr. Willoughby **made a motion to approve after the changes are made**, Mr. Garrett, seconded, voted on and carried as stated

6. Adjournment – Ms. Love adjourned the meeting at 7:50pm.

Respectfully submitted,

Barbara Forry
Recording Secretary