



## OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401

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### LOCAL GOVERNMENT ADVISORY COMMITTEE

#### Executive Committee

**DATE:** Monday, July 9, 2018

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

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

**PRESENT:** Arthur Rutledge, Shrewsbury Twp.; Monica Love, Lower Windsor Twp.; Robert Smith, Penn Twp.; Zachary Steckler, Hanover Boro

Sharon Boyer, Senior Planner; Terry Rub, Senior Planner; Barbara Forry, Recording Secretary; Kurt Leitholf, Chief of Municipal Planning

Absent: Anne Loeffler, Jefferson Boro.; David Loeffler, Jefferson Boro.; Beth Brennan, Manchester Twp.; Blanda Nace, Springettsbury Twp.; David Garabedian, Dallastown Boro.; Diane Kraatz, Shrewsbury Boro.; Earl Willoughby, Jacobus Boro.; Rachelle Sampere, West Manchester Twp.; Stephen Waller, Fairview Twp.; Todd Trimmer, Hellam Twp.

1. Call to Order – Ms. Love called the meeting to order at 6:30pm.
2. Roll Call
3. Approval of Minutes – May 7, 2018

There being no **questions or comments**, **Mr. Rutledge made a motion for approval of the May 7, 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: Casino. The purpose of this project is to review and comment on a proposal by Hellam Township officials to amend the township's zoning ordinance with regard to casinos. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-024.**

Ms. Ruby stated they are adding provisions for casinos would be permitted. The casino would be a category 4, which means 750 slot machines and 30 gaming tables. Casinos cannot be within 500' of any residential zone, or within 5000' of any other casino. The parking requirements are 1 space for each 50 square feet of floor area. All noise levels will not exceed 65 dba when measured at the property line. All lighting will be dark sky friendly. A litter control plan will be maintained and paid for by the property owner.

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

b. Dover Township Zoning Ordinance Amendment Map: Conservation (CRV) to Business Office Park (BP). The purpose of this project is to review and comment on a proposal to amend the Dover Township Zoning Map by rezoning a parcel of land identified as PIN# 24-000-LF-0074-DO-0000 (Parcel 74) from Conservation (CRV) to Business Office Park (BP). 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). **Project #18-025.**

Ms. Boyer stated they are proposing to rezone a parcel of land (Parcel 74D) from Conservation (CRV) to Business Office Park (BP). The zoning site does not appear to contain any environmentally sensitive features. The parcel has access to public water but no public sewer. This property is not located in the township's growth management area, nor is it shown as being used for BP development.

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

c. Lower Chanceford Township Zoning Ordinance Amendment Text: Definitions; Solar Farm; Wind Farm; Public Utilities Facilities and Buildings. The purpose of this project is to review and comment on a proposal by Lower Chanceford Township officials to amend the township's zoning ordinance to add regulations for solar and wind farms, to amend the regulations for public utility buildings and to add definitions for those uses. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-026.**

Ms. Ruby stated they are adding regulations for solar and wind farms. They are making minor changes to their public utilities. They are also adding the word facilities to public utilities. The solar farm provisions are fine but they must reach the lot coverage requirements which are 15% in the Agriculture and Conservation zone, and 30% in the Agricultural zone. They are charging a \$2000.00 fee for each generation of mega wattage to be put into a township energy fund. The proposal does not state what the township energy fund is to be used for.

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

d. Franklin Township Zoning Ordinance Amendment Text & Map: Steep Slope Conservation Overlay & Floodplain Overlay Districts. The purpose of this project is to review and comment on a proposal by Franklin Township officials to amend various sections of the township zoning ordinance and to amend the township zoning map. The proposed amendments are being submitted for recommendations in accordance with Section 607(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-027.**

Ms. Boyer stated the this proposal promotes removing their floodplain conservation overlay, and removing all of their steep slopes regulations. The steep slope provisions in connection with the South Mountain area has been controversial for a long time. The township presently has a stand alone flood plain ordinance.

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

e. Paradise Township Zoning Ordinance Amendment Text: Accessory Uses; Outdoor Storage; and Parking. This project involves a proposal by Paradise Township officials to amend the township's zoning ordinance by revising various sections throughout the ordinance. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-028.**

Ms. Boyer stated they are adding provisions proposing to eliminate mobile homes or storage containers as storage units. They also propose to revise their off street parking from 2 to 3 spaces for dwelling units.

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

f. Springettsbury Township Zoning Ordinance Amendment Map: (T-C) Town Center Overlay. The purpose of this project is to review and comment on the Springettsbury Township's request to amend the Springettsbury Township Zoning Map by adding three (3) parcels of the Town Center Overlay. The parcels are located in the central portion of the township on the north side of Whiteford Road west of Mt. Zion Road. The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Planning Code. **YCPC Project #18-029.**

Ms. Boyer stated they are doing a map amendment to a Town Center Overlay (T-C). The last map shows a town center overlay across the street at the other shopping center. This will encourage a mix of uses, and provide more flexibility for the Galleria Mall. The only restriction is that it cannot be within 25 linear miles of a Category 1, 2, 3 casino.

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

g. Springettsbury Township Zoning Ordinance Amendment Text: Existing Enclosed Shopping Malls, Casino and Gambling Facilities and Pawn Shops. The purpose of the project is

to review and comment on Springettsbury Township's request to amend the Springettsbury Township Zoning Ordinance to limit the applicability of the Town Center Overlay to an enclosed shopping mall and to provide regulations for casino and gambling facilities and pawn shops. The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Planning Code. **YCPC Project #18-030.**

Ms. Ruby stated they are adding provisions for casino and gambling facilities. It's a permitted use in the Commercial Highway district. Off street parking is ½ of a space for every 1 live gambling space feet plus one (1) space for every (five) 5 employees.

After a lengthy discussion Mr. Steckler **made a motion to approve**, once they address Article 33 per staff comments. Ms. Love seconded, voted on and carried as stated.

6. Report – Senior Housing – Kurt Leitholf handed out some articles concerning our aging population and living facilities for seniors. By the year 2035 there will as many 65 year old individuals living in this country as there will be 18 year olds. The question is how do we plan for this?

Next meeting: Monday, August 13, 2018  
Great American Saloon  
Red Lion, Pa  
This meeting will start at 6:00pm.

7. Adjournment – Ms. Love adjourned the meeting at 8:05 pm.

Respectfully submitted,

Barbara Forry  
Recording Secretary