



OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401

TELEPHONE (717) 771-9870

LOCAL GOVERNMENT ADVISORY COMMITTEE

Executive Committee

DATE: Monday, August 13, 2018

TIME: 6:30p.m.

PLACE: Great American Saloon Red Lion PA 17356

PRESENT: Dave Loeffler, Jefferson Boro.; Anne Loeffler, Jefferson Boro.; Monica Love, Lower Windsor Twp.; Zach Steckler, Hanover Boro.; Robert Smith, Penn Twp.; Rachelle Sampere, West Manchester Twp.; Beth Brennan, Manchester Twp.

Terry Ruby, Senior Planner; Barbara Forry, Recording Secretary; Lindsay Gerner, Senior Planner

Absent: Blanda Nace, Springettsbury Twp.; David Garabedian, Dallastown Boro.; Diane Kraatz, Shrewsbury Boro.; Earl Willoughby, Jacobus Boro.; Stephen Waller, Fairview Twp.; Todd Trimmer, Hellam Twp. Arthur Rutledge, Shrewsbury Twp.;

1. Call to Order – Ms. Love called the meeting to order at 6:08 pm.
2. Roll Call
3. Approval of Minutes – July 9, 2018

There being no **questions or comments**, **Mr. Steckler made a motion for approval of the July 9, 2018 minutes. The motion was seconded by Ms. Sampere** voted on and carried as stated.

4. Old Business:
None
5. New Business:

a. Hellam Township Zoning Ordinance Amendment Text: Event Venue. The purpose of this project is to review and comment on a proposal by Hellam Township officials to amend the township's zoning ordinance to add provisions for an event venue. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-031.**

Ms. Ruby stated this is a zoning ordinance text amendment for event venue. This would be a permitted use in the Mixed Use 1 and 2 zones. The required number of parking spaces is one (1) for each 60 sq ft of gross floor area plus 1 space per employee. Event structures and/or tenting and/or canopies and parking lot shall be set back at least 50 feet from the street. Tents and canopies for any events shall be temporary. All events must end by 10 pm. The noise level cannot exceed 65 dba at the property line.

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

b. Hellam Township Zoning Ordinance Amendment Text: Signs. 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 signs. This amendment has been submitted in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-032.**

Ms. Ruby stated that this is an amendment on signs. The first thing they are doing is deleting a reference to what message a can be on a sign. This is in response to a Supreme Court decision. The part of the ordinance that says signs must be seen as content neutral, except in the case of billboards and directional signs referring directly to services, materials or products made, sold or displayed on the premises shall be permitted, is to be deleted in its entirety. The amendment also amended to include a reference to LED lighting.

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

c. Monaghan Township Zoning Ordinance Amendment Text: Definitions, Home-Based Business, ECHO Housing, Non-Commercial Keeping of Livestock, Dwellings, Alternative Energy Systems and Facilities, Accessory Use Setbacks, Retail Sale of Goods and Services, Restaurants, Outdoor Fireplaces and Recreational Fires, Unenclosed Storage, Off-Street Loading Facilities, Outdoor Signs, Roadway Classifications, On-Lot Sewage Disposal Systems, Domestic Keeping of Horses, NonTraditional Storage Units, Discharge of Firearms on Private Property, Outdoor Wood-Fired Boilers, Medical Marijuana Facilities, Nonconformities, and Permits. **YCPC Project #13-033.**

Ms. Ruby stated they are adding some definitions and changing some definitions. They are adding a definition for medical marijuana, home based business, and adding provisions for outdoor wood fired boiler. They are also adding provisions for ECHO housing. ECHO housing is a smaller dwelling unit than the primary unit.

After a lengthy discussion, Mr. Steckler **made a motion to approve with YCPC comments addressed**. Mr. Loeffler seconded, voted on and carried as stated.

d. Springettsbury Township Zoning Ordinance Amendment Text: Recreational Vehicle, Boat or Trailer. The purpose of the project is to review and comment on Springettsbury Township's request to amend the Springettsbury Township Zoning Ordinance to revise the requirement for parking and storage of recreational vehicles, boats and trailers. The proposed amendment is being submitted for recommendation in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code. (PA MPC). **YCPC Project #18-034.**

Ms. Ruby stated they are deleting the requirements they have for recreational vehicle, boat or trailer. They are stating that while parked or stored they shall not be used or occupied for dwelling purposes. Cooking shall not be permitted at any time. A unit may be temporarily connected to a waterline while being loaded, unloaded or serviced.

After a lengthy discussion it **was recommended to be sent back for more clarification.**

e. Manchester Township Zoning Ordinance Amendment Map: RL – Low Density Residential District to I – Industrial District. The purpose of the project is to review and comment on the Manchester Township's request, on behalf of a developer, to amend the Manchester Township Zoning Map by rezoning a parcel of land located in the north central region of the township. The rezoning site is located in the 700 block of Farmbrook Lane. The developer is requesting that the site be rezoned from Residential Low Density (RL) to Industrial (I). The proposed amendment is being submitted for recommendation in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code. (PA MPC). **YCPC Project #18-035.**

Ms. Ruby stated this is a property owner request to rezone the property from Low Density Residential to Industrial. It has public water and sewer. It is adjacent to Industrial land, but surrounded on 3 sides by Low Density Residential. It is located within an established growth area. They are not proposing any development at this time.

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

6. Report – Stormwater – Lindsay Gerner – gave an overview of what is currently going on to the Stormwater Authority. She stated that the main focus is to repair the streams in York County, which in turn will help the Chesapeake Bay. DEP is looking at doing things differently, they are looking to lower the nitrate in the streams.

Next meeting: Monday, September 10, 2018
York County Planning Commission
28 E. Market St., York, PA 17401
6:30pm

7. Adjournment – Ms. Love adjourned the meeting at 8:10 pm.

Respectfully submitted,

Barbara Forry
Recording Secretary