



OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401
TELEPHONE (717) 771-9870

LOCAL GOVERNMENT ADVISORY COMMITTEE

Executive Committee

DATE: Monday, August 7, 2017

TIME: 6:30p.m.

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

PRESENT: Monica Love, West Manchester Twp.; Earl Willoughby, Jacobus Boro.; Bob Sandmeyer, Spring Garden Twp.; Stanton Walters, Shrewsbury Boro.

Terry Ruby, Senior Planner, Sharon Boyer, Senior Planner, Barbara Forry, Recording Secretary, Kurt Leitholf, Chief of Municipal Planning, Pam Shellenberger, Chief of Long Range Planning

Absent: Blanda Nace, Springettsbury Twp.; David Garabedian, Dallastown Boro.; Stephen Waller, Fairview Twp.; Galen Weibley, Hellam Twp.; Arthur Rutledge, Shrewsbury Twp.; Shawn Garrett, Penn Twp.; Zach Steckler, Hanover Boro.;

1. Call to Order – Ms. Love called the meeting to order at 6:30pm.
2. Roll Call
3. Approval of Minutes –June 12, 2017

There being no **questions or comments**, **Mr. Sandmeyer made a motion for approval of the May 8, 2017 minutes. The motion was seconded by Mr. Walters** voted on and carried as stated.

4. Old Business:
None
5. New Business:

a. West Manchester Township Zoning Ordinance Amendment Map: R-3 Residential (R3) to R-4 Residential (R-4). The purpose of this project is to review and comment on a proposal by a property owner to amend the West Manchester Township Official Zoning Map by rezoning three (5) parcels of land (Parcels 4B, 4C, 4D, 7 and 8) and a portion of Parcel 4. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code. **YCPC Project #17-024.**

Ms. Boyer stated they are going from R-3 Residential to R-4 Residential, there are 2 areas of R-3, they want to rezone a total of 5 parcels. They want to rezone for more senior housing.

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

b. Manheim Township Subdivision and Land Development Ordinance Amendment Text: Driveways. The purpose of this project is to review and comment on a proposal by Manheim Township to amend the Manheim Township Subdivision and Land Development Ordinance (Chapter 22 (SALDO/SWM) of the Manheim Township Code). This project involves an amendment to the Driveway Section of the ordinance. This amendment is being submitted for recommendations in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-025.**

Ms. Boyer stated this is concerning driveways, adding another standard saying where a driveway intersects a street with a concrete curbing the driveway may be paved with concrete.

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

c. Manheim Township Zoning Ordinance Amendment Text: Signs. The purpose of this project is to review and comment on a proposal by Manheim Township to amend the Manheim Township Zoning Ordinance (Chapter 27 of the Manheim Township Code). This project involves amendments to the Definition and Sign sections in 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 #17-026.**

Ms. Boyer stated this amendment is strictly being revised on a Supreme Court case concerning the equal treatment of non-commercial temporary signs. Ms. Ruby stated there were 3 issues in the Supreme Court case. The first being residential temporary sign, it could be a certain size and stay up indefinite. The second was like an election sign which was smaller than the residential sign and you could keep it for a specific period of time. The third case was a temporary sign for an event, like a directional sign for a church and they could only have it up for a specific amount of time for example, 6 hours before and so much time after the event. The Supreme Court said each of these signs were similar and should be regulated the same.

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

d. Red Lion Borough Zoning Ordinance Amendment Map: Residential-Outlying (RO) to Commercial (C). The purpose of this project is to review and comment on a proposal by the

property owner to rezone a parcel of land in Red Lion Borough from Residential-Outlying (RO) to Commercial (C). This amendment is being submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-027.**

Ms. Ruby stated proposing a zoning map amendment, there is a Rutter's on the corner and they want to rezone the parcel from Residential-Outlying (RO) to Commercial (C). Basically, Rutter's wants to expand their store. This is not spot zoning, it just rezoning what already is there.

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

e. Delta Borough Zoning Ordinance Amendment Text: Pocket Parks. The purpose of this project is to review and comment on a proposal by Delta Borough officials to amend the borough's zoning ordinance to add requirements for Pocket Parks. This amendment has been submitted for review in accordance with Section 609(E) of the Pennsylvania Municipalities Planning Code. **YCPC Project #17-028.**

Ms. Ruby stated they are doing an amendment and adding a section for Pocket Parks. Pocket Parks are smaller, they are a gathering place or a playground for children.

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

f. Winterstown Borough Zoning Ordinance Amendment Text: Stormwater Management Facilities. The purpose of this project is to review and comment on a proposal by Winterstown Borough officials to amend the borough's zoning ordinance to create an exception for setbacks for certain stormwater management facilities. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MCP). **YCPC Project #17-029.**

Ms. Ruby stated this is to address stormwater management facilities, currently amending their stormwater management to state that underground structures are not subject to setbacks. This amendment does not affect above ground facilities. They are only looking at the zoning amendment.

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

g. Carroll Township Zoning Ordinance Amendment Map: Mixed Use-1 (MU-1) to Commercial (C). The purpose of this project is to review and comment on Carroll Township's request, on behalf of a property owner, to amend the Carroll Township Zoning Map by rezoning five (5) parcels located in the southwestern region of the township. The rezoning site is located between U.S. Route 15 and Gettysburg Street, north of Golf Course Road. The property owner is requesting that the site be rezoned from Mixed Use-1 (MU-1) to Commercial (C). The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Planning Code. **YCPC Project #17-030.**

Ms. Boyer stated that these parcels are along Route 15, Gettysburg Street and Golf Course Road. The Sunoco station owner is requesting this change. It is in a sea of mixed use, also surrounded by mixed use zoning and a little bit of industrial to the south of it. The owner of the Sunoco station owns 3 of the lots.

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

h. Cumberland County Comprehensive Plan Update. A proposed Cumberland County Comprehensive Plan was submitted to the York County Planning Commission for review and comment, as required by Section 301.3 of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #17-031.**

Ms. Ruby stated they are required by the MPC to submit this plan to us for review. This Comprehensive Plan is a complete update. They have 3 areas they are looking at, one is to conserve, one is to grow, and one is to connect.

After a brief discussion Ms. Love acknowledged that the Cumberland County Comprehensive Plan was received and reviewed.

6. Stormwater Presentation:

Ms. Shellenberger stated that stormwater protection oversight starts at the Federal level and is passed on down through. York County has been working with municipalities to clean up the local waters. The goal is to try and keep the streams as healthy as possible. The handout presented to the LGAC committee showed how the stormwater process works, how it is mandated, and the amount of money that was given and how it is used.

7. Next Meeting – Monday, September 11, 2017 at the York County Planning Commission, 28 E. Market St., York, PA 17401
8. Adjournment – Ms. Love adjourned the meeting at 7:43pm.

Respectfully submitted,

Barbara Forry
Recording Secretary