



OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401

TELEPHONE (717) 771-9870

LOCAL GOVERNMENT ADVISORY COMMITTEE

Executive Committee

DATE: Monday, September 10, 2018

TIME: 6:30p.m.

PLACE: York County Planning Commission

PRESENT: Rachelle Sampere, West Manchester Twp.; Robert Smith, Penn Twp.; Paul Solomon, Shrewsbury Twp.; Todd Trimmer, Hellam Twp.; Beth Brenneman, Manchester Twp.; Dave Loeffler, Jefferson Boro.; Anne Loeffler, Jefferson Boro.

Sharon Boyer, Senior Planner; Barbara Forry, Recording Secretary; Kurt Leitholf, Chief of Municipal Planning; George Barnock, Chief of Program Management & Compliance.

Absent: Blanda Nace, Springettsbury Twp.; David Garabedian, Dallastown Boro.; Diane Kraatz, Shrewsbury Boro.; Earl Willoughby, Jacobus Boro; Stephen Waller, Fairview Twp.; Arthur Rutledge, Shrewsbury Twp.; Monica Love, Lower Windsor Twp.; Zachary Steckler, Hanover Boro.

1. Call to Order – Ms. Sampere called the meeting to order at 6:30pm
2. Roll Call
3. Approval of Minutes – August 13, 2018

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

4. Old Business:
None
5. New Business:

a. West Manchester Zoning Ordinance Amendment Text: Regional Commercial Zone Permitted Uses. The purpose of this project is to review and comment on a proposal by West Manchester Township to amend the township's ordinance by adding a new permitted use in the Regional Commercial zone. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-036.**

Ms. Boyer stated they are adding car washes as a permitted use in a Regional Commercial zone. It is already permitted in a Highway Commercial zone. They also have to meet the same criteria as a commercial zone. Discussion on the availability of public water. Was held.

After a brief discussion Mr. Trimmer **made a motion to approve as written**, Mr. Smith seconded, voted on and carried as stated. Mr. Solomon wants added that water will need to be available to the sight.

b. Heidelberg Township Zoning Ordinance Amendment Map: Industrial (I) to Agriculture (A). The purpose of this project is to review and comment on a proposal to amend the Heidelberg Township Zoning Map by rezoning two (2) parcels of land identified as PIN#33-000-DE-0083 (Parcel 83) and PIN#33-000-DE-82 (Parcel 82 from Designated Growth Area Industrial District (DGA-1) to Rural Resource Area Agricultural District (RRA-A). The property owner has requested this rezoning in order to preserve the farm. This map amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-037.**

Ms. Boyer stated the property owner wants to preserve the farm. This proposal would not be consistent with the township's comprehensive plan. The parcel is in a growth area as shown in the plan. The sight is made up of 100% agricultural soil.

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

c. Heidelberg Township Zoning Ordinance Amendment Map: Mixed Residential (MR) to Commercial (C). The purpose of this project is to review and comment on a proposal to amend the Heidelberg Township Zoning Map by rezoning two (2) parcels of land identified as PIN#33-000-EE-0159-G (Parcel 159G) and PIN#33-000-159-E (Parcel 159E) from Designated Growth Area Mixed Residential District (DGA-MR) to Designated Growth Area Commercial District (DGA-C). 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). **YCPC Project#18-038.**

Ms. Boyer stated that they want to rezone 2 (two) smaller parcels from Mixed Residential to Commercial. There are a few commercial uses permitted in the Mixed Residential zone. They allow day care facilities, golf courses, parks and playgrounds, and places of worship.

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

d. Peach Bottom Township Subdivision and Land Development Ordinance Text: Private Streets. The purpose of this project is to review and comment on a proposal by Peach Bottom Township Officials to amend the township's subdivision and land development ordinance by amending provisions for private streets. This amendment has been submitted for review in accordance with Section 505(b) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #18-039.**

Ms. Boyer stated they are amending provisions for private streets.

After a brief discussion Mr. Solomon **made a motion to approve with a few suggested amendments**, Mr. Smith seconded, voted on and carried as stated.

e. Places 2040: Lancaster County Comprehensive Plan. Lancaster County has submitted Places 2040: The Lancaster County Comprehensive Plan to the York County Planning Commission for review and comment, as required by Section 301.3 of the PA Municipalities Planning Code (PA MPC). **YCPC Project #18-040.**

Ms. Boyer stated that this is an update of Lancaster County's Comprehensive plan.

f. Conewago Township Zoning Ordinance Amendment Map: Agriculture (A) to Industrial (I). The purpose of the project is to review and comment on the Conewago Township's request, on behalf of a developer, to amend the Conewago Township Zoning Map by rezoning a parcel of land located in the north central region of the township. The rezoning site is located south of Cloverleaf Road, east of Butter Road and north of Greenspring Road. The developer is requesting that the site be rezoned from Agricultural (A) 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 #18-041.**

Ms. Boyer stated they want to rezone from Agricultural (A) to Industrial (I). It is in close proximity to I-83. The property does not have any access to it. Presently it is an established rural area. It is not in a growth area. Ms. Boyer stated it is not consistent with the Conewago Comprehensive Plan or the York County Comprehensive Plan.

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

6. Continuum of Care – George Barnock reported that his division is charged with the administration of Federal housing and community grants. One of the programs is the Continuum of Care (COC). The issue of homeless was officially recognized in the 1980's. He also reported on how the funding is distributed to various agencies in York County.

7. Mr. Leitholf stated that Tanya Wall, Chief of Information Systems, will be reporting next month on mapping availability.

Next meeting: Tuesday, October 9, 2018 (Monday is a holiday).
York County Planning Commission
28 E. Market St., York, PA 17401
6:30pm

8. Adjournment – Ms. Sampere adjourned the meeting at 7:55pm.

Respectfully submitted,

Barbara Forry
Recording Secretary