

**YORK COUNTY PLANNING COMMISSION
TUESDAY, October 18, 2016 - 7:00 P.M.
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 7:01 p.m.

ROLL CALL

Members Present: Walter Kuhl, Eric Bortner, Thomas W. Earp, Robert Kruger, Mary Coble, Sean Kenny

Members Absent: Brian Brenneman, Matthew Chronister, Kevin Clark

Staff: Felicia Dell, Director; Joe Heffner, Assistant Director; Kurt Leitholf, Chief, Municipal Planning; Sharon Reynolds, Sr. Planner; Kim Baker, Recording Secretary;

Solicitor: Attorney Jeffrey L. Rehmeyer, II, CGA Law Firm

Others: None

Reporters: None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Mr. Bortner made a motion the minutes be approved. The motion was seconded by Mr. Krug, voted on and carried as stated. Ms. Coble abstained from this vote due to her absence at the September meeting.

COMMUNICATIONS

Preservation Pennsylvania presented a Historic Preservation Award to the Planning Commission for their York County Heritage Program.

FINANCIAL REPORT

September Financial Report for Review and Comment

Ms. Dell reviewed the Financial Report for September stating that at the end of the third quarter we are on target for this time of year. The Continuum of Care is a revenue source for homeless services in the Community. The Consultant fees for the Continuum of Care are being run through the Planning Commission but those fees will eventually be offset.

Chairman Kuhl acknowledged receipt of the September Financials and stated they will be filed for the annual audit.

COMMITTEE REPORTS

Ms. Coble stated that the Elder Care committee is working to schedule a date for a meeting.

STAFF REPORTS

Ms. Dell stated that Wade Gobrecht's office is coordinating with several of the York County Offices on the Parcel Viewer program. This program allows you to hover over a parcel on the map and it will give you the assessment information.

The Planning Commission is working on a Coordinated Land Preservation Strategy with several other stakeholders. This preservation plan will be presented at the November meeting and then in December to the York County Commissioners.

SOLICITOR'S REPORT

Attorney Rehmeyer spoke about the consistency between zoning ordinances and comprehensive plans, as addressed in York County Planning Commission Reports. The conclusion of this discussion was that the Planning Commission will use the language mentioned in the memorandum to strengthen and motivate changes to promote consistency between the zoning ordinances and the comprehensive plans. Mr. Leitholf will have his staff start using this stronger language in the project reviews for zoning amendments going forward.

UNFINISHED BUSINESS

None

NEW BUSINESS

CONSENT AGENDA

The staff reports of the following projects: **#16-045 and #16-046** were agreed to make up this month's Consent Agenda. **Ms. Coble made a motion to accept the Consent Agenda.** The motion was seconded by Mr. Kenny, voted on and carried as stated.

YCPC PROJECT #16-045

CODORUS TOWNSHIP

ZONING ORDINANCE AMENDMENT

TEXT: Agricultural Commodity Sales; Agricultural Promotion Event; Community Supported Agriculture (C.S.A.); Festival; Farm Market; Restaurant; Roadside Stand; Small School; Agricultural District Regulations; Use and Storage of Explosives; and Farm Processing Establishment.

The purpose of this project is to review and comment on a proposal by Hallam Borough officials to amend the borough's zoning map to rename the current Commercial Zoning District to Mixed Use and expand the Mixed Use Zone to include more parcels. This amendment is being submitted for review in accordance with Section 609 (e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it be adopted as proposed.

YCPC PROJECT #16-046

DOVER TOWNSHIP

ZONING ORDINANCE AMENDMENT

Map: Medium Density Residential (R-3) to High Density Residential (R-4)

The purpose of this project is to review and comment on a proposal to amend the Dover Township Zoning Map by rezoning one (1) parcel of land (Parcel 28) from Medium Density Residential (R-3) to High Density Residential (R-4). 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)

The LGAC Executive Committee reviewed the proposed Map Amendment and recommended it be adopted as written.

OTHER BUSINESS

The annual Holiday Dinner was discussed. The December Planning Commission meeting will be held at 6:00 pm and after adjournment everyone will proceed to The First Post for the dinner. Members are reminded to RSVP to Kim.

PERSONNEL

Chairman Kuhl announced an Executive Session to discuss a personnel matter immediately following the meeting.

ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 7:32 pm.

Respectfully submitted,

Kim Baker
Administrative Assistant