



OF YORK COUNTY

28 EAST MARKET STREET • YORK PENNSYLVANIA 17401
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LOCAL GOVERNMENT ADVISORY COMMITTEE

Executive Committee

DATE: Monday November 16, 2015

TIME: 6:30 p.m.

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

PRESENT: Members: Stephen Wolf, Hellam Twp; Shawn Garrett, Penn Twp; Monica Love, Dover Twp., Susan Fox, Shrewsbury Twp; Zach Steckler, Hanover Boro.; Tom Warman, Spring Garden Twp.

Staff: Terry Ruby, Senior Planner; Barbara Forry, Recording Secretary

Absent: David Garbedian, Dallastown Boro.; Chris Allen, Fairview Twp.; Jeremy Diehl, Glen Rock Boro.; Marc Woerner, West Manheim Twp.; Larry Homsher, York City; Spring Garden Twp; Stephen Waller, Fairview Twp; Tom Warman, Spring Garden Twp. Mark Swomley, Springettsbury Twp. Earl Willoughby, Jacobus Boro

1. Call to Order - Mr. Wolf called the meeting to order at 6:25pm
2. Roll Call
3. Approval of Minutes - October 19, 2015

There being no **questions or comments**, Ms. Fox made a motion for approval of the **October 19, 2015 minutes as presented**. The motion was seconded by Mr. Garrett voted on and carried as stated.

4. Unfinished Business:
None

5. New Business

Review of the following projects to be considered by the York County Planning Commission in October:

- a. Hallam Borough Zoning Ordinance Amendment Map: Commercial C to Residential-Town (RT). The purpose of this project is to review and comment on a request from a property owner to rezone one parcel of land from Commercial to Residential Town. This amendment is being reviewed in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-046**

Ms. Ruby stated the Borough got a request from a property owner to rezone a parcel from Commercial to Residential Town. York County Planning Commission is suggesting to the Borough Council that they rezone all 4 properties to Residential Town (RT).

After a brief discussion Mr. Warman **made a motion not to recommend** approval of this project, it was seconded by Ms. Love , voted on and carried as stated.

- b. West Manchester Act 537 Plan Update, a proposed Act 537 Plan Update for West Manchester Township has been submitted to the York County Planning Commission for review and comment, as required by Section 304 of the Pennsylvania Municipalities Planning Code (PA MPC), and Section 71.31 =(b) of the Pennsylvania Sewage Facilities Act, Act 537. **YCPC Project 15-047.**

Ms. Ruby stated there are 3 areas in the Township that has issues. 16 areas have on lot systems. The 1st group are all in the area, the 2nd group have all but one. There are a couple properties outside the growth area that do not have on lot sewer systems.

After a brief discussion Mr. Warman **made a motion for approval** after a couple of comments are changed, it was seconded by Mr. Garrett, voted on and carried as stated.

- c. Dover Township Zoning Ordinance Amendment Text: Permitted Uses and Special Exception Uses. The purpose of this project is to review and commend on a proposal by Dover Township Officials to amend the Township Zoning Ordinance. The proposed Ordinance is being submitted for recommendations in accordance with Section 607(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-048.**

Ms. Ruby stated they are deleting Automotive Repair and adding owner operated Automotive Repair business as accessory use as permitted. They are adding Household Pet Breeding Commercial in the Ag district. They are changing from Special Exception to Permitted Use. They are also adding Retail Sales and Services with no drive thru. Deleting Land Scape Contractors from Special Exceptions in the Commercial Zone, they are allowing landscape business. Adding special venue to the list of special exceptions. Removing several others from the special exceptions part.

After a brief discussion Mr. Warman **made a motion for approval**, after they supply a definition of the Automotive Repair business, it was seconded by Mr. Steckler, voted on and carried as stated.

- d. Franklin Township Zoning Ordinance Amendment Floodplain Conservation Overlay (FCO). The purpose of this project is to review and comment on a proposal by Franklin Township Officials to amend the Floodplain Conservation Overlay (FCO) regulations in the Township Zoning Ordinance

to be in compliance with the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) updates. The proposed Ordinance is being submitted for recommendations in accordance with Section 607(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-049.**

Ms. Ruby stated they are meeting the checklist requirements for the Floodplain regulations, we are recommending they do it as a stand alone ordinance.

After a brief discussion Ms. Love **made a motion to recommend approval**, it was seconded by Mr. Warman voted on and carried as stated.

6. Other Business: Ms. Ruby stated that the York County Planning Commission has changed their meeting date to the 3rd Tuesday of the month, so the LGAC Executive Committee will be held on the 2nd Tuesday of the month starting in 2016. Ms. Ruby will talk with Felicia and Joe concerning keeping the meeting on the 2nd Monday of the month, due to the conflict of some board members having their meeting that night.

The next meeting will be our annual Pot Luck Dinner, with the Planning Commission supplying the chicken and the members bringing a dish. It was discussed that the meeting will start at 6pm. Dinner will be first with the meeting to follow immediately after.

7. Next meeting December 21, 2015 at York County Planning Commission, 28 East Market Street, 3rd Floor, York, PA 17401 at 6:00pm.
8. Adjournment - Mr Wolf adjourned the meeting at 6:48pm.

Respectfully submitted,

Barbara Forry
Recording Secretary