



OF YORK COUNTY

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

LOCAL GOVERNMENT ADVISORY COMMITTEE

Executive Committee

DATE: Monday May 18, 2015

TIME: 6:30 p.m.

PLACE: York County Planning Commission
28 E. Market St., 3rd Flr. Conference Rm.
York, PA 17401

PRESENT: Members: Thomas Warman, Spring Garden Twp.; Zachary Steckler, Hanover Boro.;
Monica Love Dover Twp & West Manchester Twp.; Earl Willoughby, Jacobus
Boro.; Mark Swomley, Springettsbury Twp.

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

Absent: David Garbedian, Dallastown Boro.; Chris Allen, Fairview Twp.; Jeremy Diehl,
Glen Rock Boro.; Stephen Wolf, Hellam Twp.; Susan Fox Shrewsbury Boro.;
Marc Woerner, West Manheim Twp.; Larry Homsher, York City

1. Call to Order - Ms. Love called the meeting to order at 6:30 p.m.

2. Roll Call

3. Approval of Minutes - April 20, 2015

There being no questions or comments, Mr. Willoughby made a motion for approval of the April 20, 2015 minutes as presented. The motion was seconded by Mr. Warman 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 May.

- a. **Jackson Township**, The purpose of this project is to review and comment on a proposal by Jackson Twp Officials to amend the Act 537 Sewage Facilities Plan Update as required by Section 304 of the Pennsylvania Municipalities Planning Code, and title 25 Chapter 71.31(b) of the Pennsylvania Code. **YCPC Project #15-013**

Ms. Ruby stated there are some issues with it, mainly the maps that are hard to read, there is nothing in there that is not in accordance with the Act 537 Plan. They had an agreement with PH Glatfelter for a tertiary area treatment of their sewage, that agreement ends in December. They will have to come up with a plan on their own. They included some areas for future sewer services but that are outside of the growth area that is for lot systems that are failing and only those areas are proposed to be served.

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

- b. **Fawn Grove Borough**, The purpose of this project is to review and comment on a proposal by Fawn Grove Boro Officials to amend the Subdivision and Land Development Ordinance (SALDO) with regard to regulations for a recreation fee in lieu of the required dedication of land. This amendment is being reviewed in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-014**

Ms. Ruby stated they are amending their Ordinance to comply with the changes to the MPC. The recreation fees used to be used only to acquire property or equipment. But now they it can be used to maintain the property and the equipment.

Following a discussion, Mr. Swomley **made a motion to recommend approval** of this project. The motion was seconded by Mr. Warman, voted on and carried as stated.

- c. **Chanceford Township**, The purpose of this project is to review and comment on a proposal by Chanceford Twp Officials to amend the Zoning Ordinance Amendment Text: Parking spaces for a retail use. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-015**

Ms. Ruby stated that they are amending their parking regulations for retail stores they are amending it for 1 space for 250 square feet of floor area.

Following a brief discussion Mr. Warman **made a motion to recommend** approval of this project. The motion was seconded by Earl Willoughby, voted on and carried as stated.

- d. **Peach Bottom Township**, The purpose of this project is to review and comment on a proposal by Peach Bottom Officials to amend the Subdivision & Land Development Ordinance Amendment Recreation. **YCPC Project #15-016**.

Ms. Ruby stated that this is the same as Fawn Grove Boro just did with the recreation fees. After a brief discussion, Mr. Warman **made a motion to recommend** approval of this project. The motion was seconded by Mr. Swomley, voted on and carried as stated.

- e. **Fawn Township**, The purpose of this project is to review and comment on a proposal by Fawn Twp Officials to amend the Subdivision and Land Development Ordinance (SALDO) Amendment Recreation fee in lieu of the required dedication of land. This amendment is being reviewed in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-017**

Ms Ruby stated their wording is a little different subsection I is the same as what is in the MPC.

Mr. Willoughby **made a motion to recommend approval** of this project. The motion was seconded by Mr. Steckler, voted on and carried as stated.

- f. **Hellam Township**, The purpose of this project is to review and comment on a proposal by Hellam Twp Officials to amend the Township's Zoning Ordinance to add provisions for Accessory Dwelling. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-018.**

Ms Ruby stated this a Zoning Ordinance Amendment to add requirements for accessory dwelling. It is designed what it is meant for. The only issue is how they are going to enforce it. When the property changes ownership that the Zoning Officer gets to go in and inspect it. It cannot be rented and only immediate family members can live in it.

After a brief discussion Mr. Warman **made a motion to recommend approval** of this project. The motion was seconded by Mr. Willoughby, it was voted on and carried as stated.

- g. **Paradise Township**, The purpose of this project is to review and comment on a proposal by Paradise Twp Officials to amend the Paradise Twp Zoning Ordinance. This amendment is being submitted for recommendations in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-019**

Ms Ruby stated they are amending their definition of Agriculture. The definition they currently have is the definition for an Agriculture Operation that is in the MPC. YCPC recommended they keep the current definition and call it Agriculture Operation.

After a brief discussion Mr. Swomley **made a motion not to accept as written**. Mr. Warman seconded the motion, it was voted on and carried as stated.

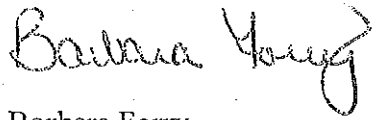
6. Other Business

None

- 7. Next Meeting: Executive Committee - **Monday, June 15, 2015 LGAC Executive Meeting, York County Administrative Bldg., 28 E. Market St., 3rd Flr., York, PA 17401**

8. Adjournment - Ms. Love adjourned the meeting at 6:49 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara Forry". The signature is written in dark ink and is positioned above the typed name.

Barbara Forry
Recording Secretary