



OF YORK COUNTY

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

Executive Committee

DATE: Monday June 13, 2016

TIME: 6:30 p.m.

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

PRESENT: Members: Shawn Garrett, Penn Twp; Monica Love, West Manchester Twp., Zachary Steckler, Hanover Boro.; Art Rutledge, Shrewsbury Twp.; Stanton Walters, Shrewsbury Boro.,; Earl Willoughby, Jacobus Boro.

Staff: Terry Ruby, Senior Planner; Sharon Reynolds, Senior Planner; Kurt Leitholf, Chief of Municipal Planning; 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; Mark Swomley, Springettsbury Twp. Tom Warman, Spring Garden Twp. Robert Sandmeyer, Spring Garden Twp.

1. Call to Order - Ms. Love called the meeting to order at 6:30pm.
2. Roll Call
3. Approval of Minutes -May 9, 2016, after correction of a spelling error on YCPC Project #16-012.

There being no **questions or comments**, **Mr. Willoughby made a motion for approval of the May 9, 2016 minutes after the correction is made. The motion was seconded by Mr. Steckler**, voted on and carried as stated.

4. Old Business:

None

5. New Business:

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

- a. Fawn Grove Borough Subdivision and Land Development Ordinance Am Text: Hydrogeologic Studies. **YCPC Project #16-020.**

Ms. Ruby stated Fawn Grove Boro is proposing to amend their feasibility study section to include more detailed information. For on lot systems they are putting in regulations for the perk and probe tests. The changes are being made to protect the ground water.

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

- b. York Township Zoning Ordinance Amendment Map: Mixed Residential Commercial (MRC) and Residential High Density (RH). The purpose of this project is to review and comment on a proposal by the property owner to rezone eight (8) parcels of land from Mixed Residential/Commercial (MRC) to Residential High Density (RH). This amendment is being reviewed in accordance with Section 609.e of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-021.**

Ms. Ruby stated this a map amendment. This is a property that is located on Springwood Road, it is currently zoned Mixed Use Residential, they want to change all but 10 acres to Residential High Density. There are issues with wetland, steep slopes, and a stream that runs through the property. Township is talking about putting in a signal light at Pauline Drive. There is no other access to the property other than Springwood Road. The ordinance requires two entrance zones.

After a brief discussion Mr. Walters, **made a motion to deny approval as written**, it was seconded by Mr. Garrett, voted on and carried as stated.

- c. Jackson Township Zoning Ordinance Amendment Map: Rural Conservation (RC) to Medium-Density Residential (R-2). The purpose of this project is to review and comment on a proposal to amend the Jackson Township Zoning Map by rezoning a portion of a parcel of land (Parcel ID #51-000-HG-0065-00) from Rural Conservation (RC) to Medium Density Residential (R-2). 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 #16-022.**

Ms. Reynolds stated the parcel is about 132 acres that is located in both Jackson Twp and West Manchester Twp. The property in question is located in Jackson Twp. This property has prime Ag. that is not consistent with their Comp Plan. The property is owned by one person. It looks like they want to put in single family homes, and also apartments.

After a brief discussion Mr. Steckler, **made a motion to approve as written**, it was seconded by Mr. Rutledge, voted on and carried as stated.

- d. Hellam Township Zoning Ordinance Amendment Text: Accessory Structures; Development Rights; Density; Lot Area, Permitted Uses; Dimensional Requirements; Receiving Areas; Transferrable Development Rights. The purpose of this project is to review and comment on a proposal by Hellam Township Officials to revise the Hellam Township Zoning Ordinance to address a number of issues including development rights, dimensional requirements, density, and receiving areas. These amendments are being submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-023.**

Ms. Ruby stated they are proposing to make a number of changes in their ordinance. The biggest change is to their sliding scale, they have to have 10 acres of land which meets the qualification. There may be one lot sold or used for a single family dwelling. Mixed use 2 was already in the receiving area, they are adding mixed used 1. Maximum lot coverage is 70% without Drs for all uses and 80% with DRs. They just changed the wording on front yard usage. They are changing their development rights chart again, this is the 3rd change in 10 years. Their Zoning Ordinance needs to be revised.

After a brief discussion Mr. Garrett, **made a motion to deny approval as written**, it was seconded by Mr. Walters, voted on and carried as stated.

- e. Codorus Township Zoning Ordinance Amendment Text: Agricultural Commodity Sales; Agricultural Promotion Event; Community Supported Agricultural (C.S.A.); Festival; Farm Market; Restaurant; Roadside Stand;, 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 Codorus Township Officials to amend the Codorus 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 #16-024.**

Ms. Reynolds stated they are adding the definition for Festival; Farm market; Restaurant, and Roadside stand. They are taking out some language that made it sound like some people can subdivide. Use and storage of 100 pounds of black powder is being amended. The Board can grant a special exception permit in the use and storage of more than 100 pounds of black powder, low and high explosives in the general commercial district. The applicant must meet all of the requirements of this ordinance.

After a brief discussion Mr. Rutledge, **made a motion to approve as written**, it was seconded by Mr. Steckler, voted on and carried as stated.

- f. Spring Garden Township Future Land use Map Amendment. **YCPC Project #16-025.**

Ms. Ruby stated that this project was withdrawn by the Township.

- g. Conewago Township Zoning Ordinance Amendment Text: Side Setback in the Medium Density Residential (R-2) Zone. The purpose of the project is to review and comment on the Conewago Townships request to amend the Conewago Township Zoning Ordinance by reducing the minimum required side setback requirement. The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Planning Code. **YCPC Project #16-026.**

Ms. Ruby stated they are changing their front, side and rear set back. The front setback is 35' from the street right of way line and 50' from the side street right of way for arterial and expressways. Side setback is 15' from the property line, and rear setback is 35' from the property line.

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

- h. Spring Garden Township Zoning Ordinance Amendment Text: Zoning Permits, Compliance with other Township Ordinances, Definitions, Accessory Structures and Parking. The purpose of the project is to review and comment on the Spring Garden Township's request to amend the Spring Garden Township Zoning Ordinance with regard to zoning permits, compliance with other Township ordinances, definitions, accessory uses and structures and parking. The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Planning Code. **YCPC Project #16-027.**

Ms Reynolds stated that they are changing how you measure building heights. They made changes on obtaining permits for certain zoning, sheds, fences retaining walls walkways, driveways patios, deck, etc... They are taking the landscaping design out of the Zoning and putting it in the SALDO.

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

- I. Spring Garden Township Subdivision and Land Development Ordinance Submission of Plans, Approval of Plans, Final Plan Requirements, Attachments and Landscaping Design Standards. The purpose of the project is to review and comment on the Spring Garden Township's request to amend the Spring Garden Township Subdivision and Land Development Ordinance with regard to submission of plans, approval of plans, final plan requirements, attachments and landscaping design standards. The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Planning Code. **YCPC Project #16-028.**

Ms. Reynolds stated there are some changes to the submission of plans. The developer must submit the preliminary and final plans. They are taking out some of the attachments that are outdated. Landscaping design standards are now in the SALDO. Landscaping material and planting specifications, landscaping plan requirements.

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

- j. Spring Garden Township Official Map. Spring Garden Township has submitted a copy of the proposed Spring Garden Township Official Map to the York County Planning Commission for review and comment, as required by Section 408(b) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-029.**

Mr. Reynolds stated Spring Garden submitted an official map amendment. This is a new official map for the township that designated street improvements, park and ride sites, intersection improvements, future streets and greenways. Ms. Ruby stated there is a list of things that are not included in the narrative and not shown on the map.

After a brief discussion Mr. Willoughby, **made a motion to deny approval as written**, it was seconded by Mr. Steckler, voted on and carried as stated.

- h. Ms. Ruby showed the LGAC Executive Committee the Holwick Subdivision from Delta Borough, they are 1 of 4 municipalities (Yorkana, Delta, Yoe and York Haven) that do not have an adopted a subdivision ordinance. The Planning Commission Board has authority over the Subdivision plan. There is a 2 lot subdivision in the Borough that is at a dead end street, they want to subdivide and add 2 detached dwellings on the lot. It has meet all the provisions. It has public water and sewer.

6. Other Business

7. Next Meeting - July 11, 2016 at 6:30pm

8. Adjournment - Ms. Love adjourned the meeting at 7:25pm.

Respectfully submitted,

Barbara Forry
Recording Secretary