



**OF YORK COUNTY**

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

**Executive Committee**

**DATE:** Monday July 20, 2015

**TIME:** 6:30 p.m.

**PLACE:** York County Planning Commission  
28 E. Market St., 3<sup>rd</sup> Flr. Conference Rm.  
York, PA 17401

**PRESENT:** Members: Stephen Wolf, Hellam Twp; Earl Willoughby, Jacobus Boro.; Shawn Garrett, Penn Twp;

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

Absent: David Garbedian, Dallastown Boro.; Chris Allen, Fairview Twp.; Jeremy Diehl, Glen Rock Boro.; Monica Love, Dover Twp; Marc Woerner, West Manheim Twp.; Larry Homsher, York City; Thomas Warman, Spring Garden Twp; Mark Swomley; Susan Fox, Shrewsbury Twp; Zach Steckler, Hanover Boro; Thomas Warman, Spring Garden Twp.

1. Call to Order - Mr. Wolf called the meeting to order at 6:30 p.m.
2. Roll Call
3. Approval of Minutes - June 15, 2015

There being no **questions or comments**, **Mr. Willoughby made a motion for approval of the June 15, 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 July.

- a. **Paradise Township**, the purpose of this project is to review and comment on a proposal by Paradise Township Subdivision and Land Development Ordinance. This amendment is being submitted for recommendations in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-025.**

Ms. Reynolds stated this is an update of their recreation fees to mirror the changes in the MPC.

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

- b. Dover Township Zoning Ordinance Update (text only). The purpose of this project is to review and comment on a proposal by Dover Township Officials to adopt a new 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 #15-026.**

Ms. Reynolds stated we seen this project in January. Everything that is highlighted is the additional amendments, removing public utility building and or service structure from most of the zones. They addressed some of our comments but not all of them. Age restricted community they are allowing it in the R-1 along with the R-3 and R-4 changed their regulations to address that.. They redid their outdoor Trap Skeet, Riffle, Pistol and Archery Range. That section is all new. Their public utility building, they are trying to remove that as a use, but they still have specific standards for that use. They whole draft was full of typos, formatting issues and spelling errors. They also did not address some of the comments that they had before.

Following a brief discussion, Mr. Garrett **made a motion not to recommend approval** of this project. The motion was seconded by Mr. Willoughby, it was voted on and carried as stated.

- c. **Windsor Township**, the purpose of this project is to review and comment on a complete update to the Township's Subdivision and Land Development Ordinance. This update is being submitted in accordance with Section 504.a of the Pennsylvania Municipalities Code (PA MPC). **YCPC Project #15-027**

Ms. Ruby stated they did a complete update of their Subdivision and Land Development Ordinance. She stated it is a very good ordinance. They have a couple definitions from the MPC that the wording is different, recommended that they correct some of the definitions to comply with the PA MPC

Following a brief discussion Mr. Willoughby **made a motion to recommend** approval of this project. Mr. Garrett seconded that motion, it was voted on and carried as stated.

- d. Hellam Township, the purpose of this project is to review and comment on a proposal by Township Officials to amend the Hellam Township Zoning Ordinance to revise existing definitions and to add new definitions; revise provisions for riparian buffers, and to add new regulations for woodland restoration and riparian buffer restoration. This is a resubmission of YCPC Project #14-043, which was reviewed at the November, 2014 YCPC meeting. The recommendation at the time was to not adopt the amendments. These amendments are being reviewed in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-028**

Ms. Ruby stated that this project is a resubmission concerning Riparian Buffers. They took out the accessory use and structures of the non commercial to the keeping of livestock. They added some new definitions for Riparian Buffers and Special Protection Waters. Woodland Restoration Requirements is one tree for 100 sq ft it is changed for one tree for every 1000 sq ft. The issue with the Special Protection Waters Act 162. Specifically says if you have special protection waters, buffers can be changed if you provide an alternative method to preserve that stream. They need to added in for Regulations of special protection waters.

Following a brief discussion Mr. Willoughby **made a motion not to recommend approval** of this project. The motion was seconded by Mr Garrett, it was voted on and carried as stated.

- e. Springettsbury Township Zoning Ordinance Amendment Map: (R-1) High Density Residential to FD - Flexible Development. The purpose of this project is to review and comment on the Springettsbury Township's request, on behalf of a property owner, to amend the Springettsbury Township Zoning Map by rezoning two (2) parcels located in the central region of the Township. The rezoning site is adjacent to the existing York Container Company located on Mt. Zion Road and extends south to East Market Street. The property owner is requesting that the site be rezoned from (r-1) High Density Residential to (F-D) Flexible Development. The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Planning Code. **YCPC Project #15-029**

Ms. Ruby stated this is two lots that have been combined into one, that is owned by York Container, they want the entire parcel zoned flexible development, concerns are about the panhandle creating a separate area of residential flexible development. York Container wants to expand their building.

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

- f. Springettsbury Township Zoning Ordinance Amendment Map: (NC) Neighborhood Commercial to (C-H) Commercial Highway with the (T-C) Town Center Overlay. The purpose of this project is to review and comment on the Springettsbury Township's request, on behalf of a property owner, to amend the Springettsbury Township Zoning Map by rezoning twelve (12) parcels located in the central region of the Township. The rezoning site is at the northeast corner of Mt. Zion Road and East Market Street. The property owner is requesting that the site be rezoned from (N-C) Neighborhood Commercial to (C-H) Commercial Highway with the (T-C) Town Center Overlay. The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Planning Code (PA MPC) **YCPC Project #15-030**

Ms. Reynolds stated they want to rezone this area from Neighborhood Commercial to Commercial

Highway with the Town Center Overlay. The Town Center Overlay was developed in the area where Home Depot is and at the Gateway area near Haines Road. **It is not consistent with its future land use map.** The Town Center Overlay was created for development options for new development in the Town Center. That intersection is kind of congested.

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

- g. York Township Official Map Ordinance Amendment. The purpose of this project is to review and comment on a proposed Official Map Ordinance amendment, as required by Section 408(b) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-031.**

Ms. Ruby stated they are looking to take off a road connection they have on their official map off of Leader Heights Road.

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

6. Other Business

7. Next Meeting: Executive Committee - **Monday, August 17, 2015 LGAC Executive Meeting, Great American Saloon, 20 Dairyland Square, Red Lion, at 6:00pm. PLEASE NOTE THE CHANGE OF TIME AND LOCATION OF THE NEXT LGAC MEETING.**

8. Adjournment - Mr Wolf adjourned the meeting at 7:12pm.

Respectfully submitted,

Barbara Forry  
Recording Secretary