



OF YORK COUNTY

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

Executive Committee

DATE: Monday September 21, 2015

TIME: 6:30 p.m.

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

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

Staff: Kurt Leitholf, Chief of Municipal Planning, 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; Mark Swomley; Stephen Waller, Fairview Twp;

1. Call to Order - Mr. Wolf called the meeting to order at 6:30 p.m.
2. Roll Call
3. Approval of Minutes - August 17, 2015

There being no **questions or comments**, **Mr. Willoughby made a motion for approval of the August 17, 2015 minutes as presented. The motion was seconded by Mr. Steckler** 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 August:

- a. Red Lion Borough Zoning Ordinance Amendment text: Use Regulations; Special Exception uses; Enforcement Officer. The purpose of this project is to review and comment on a proposal by Red Lion Boro Officials to amend the Borough's Zoning Ordinance to address parking lots as a use by right in all zoning districts, to add automobile and/or trailer sales as a user by special exception, and to revise the zoning officer's endorsement duties for violations of the zoning ordinance. These amendments have been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-036.**

Ms. Ruby stated to allowed parking or semi parking lots in all zones, currently it is a special exception in commercial and industrial zones, they want to add automobiles, trailer sales, body shops by special exception in the industrial zone, it is currently only allowed in the commercial zone. They are adding procedures for determining a violation in accordance with the zoning ordinance.

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

- b. Hallam Borough Subdivision and Land Development Ordinance Amendment Text: Recreation. The purpose of this project is to review and comment on a proposal by Hallam Borough Officials to amend the Borough's Subdivision and Land Development Ordinance's (SALDO) requirements for recreation. This amendment is being reviewed in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-037.**

Ms. Ruby stated they are amending their section on recreation, they have a joint comprehensive recreation park and open space plan this is in accordance with the Hallam recreation plan. They are setting forth a criteria for the amount of land for dedication, setting a minimum of 5 acres.

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

- c. Fairview Township Subdivision and Land Development Ordinance Amendment Plan Procedures, Driveway Sight Triangles, Stormwater Design and Construction Standards, Shopping Centers and Retail Establishments. The purpose of this project is to review and comment on a proposed amendment to the Fairview Twp Subdivision and Land Development Ordinance with regard to plan procedures, driveway sight triangles, stormwater design and construction standards, shopping centers and retail establishments. The proposed amendment is being submitted in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-038**

Ms. Ruby stated they are amending their plan procedures for driveway, site design, stormwater, adding design requirements for shopping centers and retail establishments and construction designs.

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

- d. Fairview Township Zoning Ordinance Amendment Text: Definitions, Rural Living Area and Design, Fences and Walls, Recreational Vehicle Long Term Storage, Paring Prohibited Signs, Non

Commercial Keeping of Livestock Zoning Hearing Board, and Conditional Use. The purpose of this project is to review and comment on a proposed amendment to the Fairview Twp. Zoning Ordinance with regard to the definition of slope, the Rural Living Area design requirements, fence and wall requirements, recreational vehicle long term storage regulations, non-residential parking area requirements, prohibited sign regulations, non-commercial keeping of livestock requirements, Zoning Hearing Board decision time line requirements, and conditional use decision time line requirements. The proposed amendment is being submitted in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #15-039.**

Ms. Ruby stated they are amending their slope definitions to include specially moderately steep slopes, and rural area districts, if it is 5 or more accumulative open space requirements apply. They are regulations recreation vehicles and parking of recreation vehicles, they have to be enclosed or screened. They are changing their sign ordinance signs to allow changing signs. Non commercial keeping of livestock, they are requiring a lot of 1 acre.

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

- e. Newberry Township Zoning Ordinance Amendment Map: Rural Residential ® to Rural Resource (RR) with a Rural Commercial Overlay. The purpose of this project is to review and comment on the Newberry Township's request, on behalf of a property owner, to amend the Newberry Township Zoning Map by rezoning three (e) parcels located in the Southwestern region of the Township. The rezoning site is located between Erney Road, Red Bank Road and York Road. The property owner is requesting that the site be rezoned from Rural Residential ® to Rural Resource (RR) with a Rural Commercial Overlay. The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Planning Code. **YCPC Project #15-040.**

Ms. Ruby stated they want to rezone the 3 parcels from Rural Residential to Rural Resource to Rural Commercial Overlay. It allows them to do limited commercial activity in that zone. It would be a rural occupation on site, meaning they would need to live on that site.

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

6. Other Business
7. Next meeting October 19, 2015 at York County Planning Commission, 28 East Market Street, 3rd Floor, York, PA 17401 at 6:30pm.
8. Adjournment - Mr Wolf adjourned the meeting at 6:53pm.

Respectfully submitted,

Barbara Forry
Recording Secretary