



## OF YORK COUNTY

28 EAST MARKET STREET · YORK PENNSYLVANIA 17401  
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### LOCAL GOVERNMENT ADVISORY COMMITTEE

#### Executive Committee

**DATE:** Monday September 12, 2016

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

**PLACE:** 28 E. Market St., York, PA 17401

**PRESENT:** Members: Monica Love, West Manchester Twp., Shawn Garrett., Penn Twp., Stanton Walters, Shrewsbury Boro

Staff: Terry Ruby, Senior Planner; Barbara Forry, Recording Secretary. Kurt Leitholf, Chief of Municipal Planning

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., Zach Steckler, Hanover Boro., Arthur Rutledge, Shrewsbury Twp., Earl Willoughby, Jacobus Boro.

1. Call to Order - Ms. Love called the meeting to order at 6:34pm.
2. Roll Call
3. Approval of Minutes -August 8, 2016

There being no **questions or comments**, **Mr. Garrett made a motion for approval of the August 8, 2016 minutes.** The motion was seconded by Mr. Walters, 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 September:

- a. Hallam Borough Zoning Ordinance Amendment Map: Commercial © to Mixed Use (MU); Residential Town (RT) to Mixed Use (MU). The purpose of this project is to review and comment on a proposal by Hallam Borough Officials to amend the Borough's Zoning Map to rename the current Commercial Zoning District to Mixed Use and Expand the Mixed Use Zone to include more parcels. This amendment is being submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-042.**

Ms. Ruby stated that is a Map Amendment proposal to change the Commercial District to Mixed Use and add 2 additional properties that in the Residential District. The reason they are doing this is being they have a number of properties in this district that are non-conforming.

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

- b. Hallam Borough Zoning Ordinance Amendment Text: Mixed Use (MU) Zone. The purpose of this project is to review and comment on a proposal by Hallam Borough Officials to amend the Borough's Zoning Ordinance to revise the Commercial © Zoning District regulations to Mixed use Zone regulations. This amendment is being submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-043.**

Ms. Ruby stated this is a text amendment they are changing the name from Mixed Use Zone to commercial, they are adding in the 4 residential uses, as a use by right. Adding light manufacturing as a permitted use, adding multi family conversion. Level 2 home occupation is by special exception, deleting car washes, shopping centers and heavy storage from the Mixed Use Zone.

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.

- c. Newberry Township Zoning Ordinance Amendment Text: Design Standards in the Residential Growth (RG) Zone and the Village (V) Zone. The purpose of this project is to review and comment on an amendment to the Newberry Township Zoning Ordinance with regard to the design standards in the residential Growth (RG) Zone and the Village (V) Zone. The proposed ordinance is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code. (PA MPC). **YCPC Project #16-044.**

Ms. Ruby stated they are changing design standards in the Residential Growth Zone and Village Zone. The front setback in residential growth zone from 15' to 30', side set backs from 5' to 10', rear set backs from 15' to 30'. Currently in the Village Zone it refers you back to the Residential Growth Zone.

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

## 6. Other Business:

Mr. Leitholf talked to the LGAC Executive Committee concerning the committee taking a more active role in other areas. Mr. Leitholf stated he would like for them to review and comment on other areas such as temporary housing for the elderly. Seeing a very wide approach from some

municipalities on Echo housing, elder cottages. He would like for the Committee to think about this until the next meeting, and get some feedback from them concerning this issue. Transportation issues, Long Range Planning. Ms. Love would like Mr. Leitholf put this into a memo for the next mailing for the committee to review and comment on.

7. Next Meeting - Tuesday, October 11, 2016 at 6:30 pm, **this meeting date has changed due to Monday October 10, 2016 being a holiday.**
8. Adjournment - Ms. Love adjourned the meeting at 6:56pm. Mr. Garrett , **made a motion to adjourn the meeting**, it was seconded by Mr. Walters, it was voted on and carried as stated.

Respectfully submitted,

Barbara Forry  
Recording Secretary