



OF YORK COUNTY

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LOCAL GOVERNMENT ADVISORY COMMITTEE

Executive Committee

DATE: Monday July 11, 2016

TIME: 6:30 p.m.

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

PRESENT: Members: Shawn Garrett, Penn Twp; Zachary Steckler, Hanover Boro.; Art Rutledge, Shrewsbury Twp.; Earl Willoughby, Jacobus Boro.

Staff: Terry Ruby, Senior Planner; Sharon Reynolds, Senior Planner; Barbara Forry, Recording Secretary. Jesse King, Intern for YCPC

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 - Mr. Steckler called the meeting to order at 6:30pm.
2. Roll Call
3. Approval of Minutes -June 13, 2016

There being no **questions or comments**, **Mr. Garrett made a motion for approval of the June 13, 2016 minutes. The motion was seconded by Mr. Willoughby, 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 July:

- a. Comprehensive Plan Amendment Spring Garden Township. Spring Garden Township has submitted an amendment to its Comprehensive Plan for review and comment, as required by Section 301.3 of the Pennsylvania Municipalities Planning Code (MPC). **YCPC Project 16-025.**

Ms. Ruby stated they are proposing to amend their future land use map. They changed the designated for 3 land uses from Low Density to Residential Suburban, Medium High Density to Residential Urban and Industrial to Industrial Park. They have removed identification of community facility from the map. 19 areas on the future land use map, they are not numbered and subscribed. All of these changes are proposed to address inconsistent land uses.

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

- b. Shrewsbury Township Zoning Ordinance Amendment Text: Definitions, Rural Residential Receiving District, Critical Environmental Areas. The purpose of this project is to review and comment on a proposal by Shrewsbury Township officials to amend the Township's Zoning Ordinance with regard to adding new definitions, amending the requirements for lot area and water and sewer services for the Rural Residential Receiving District, and to amend the requirements for the Critical Environmental Area. These amendments are being submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-030.**

Ms. Ruby stated they are looking to amend their Rural residential receiving area. The existing receiving area allows a 50,000 sq ft lot, they are changing to give a range of sizes from 45,000 to 55,000 if not water or sewer. 35,000 sq ft to 45,000 with public water, 30,000 to 35,000 with public sewer only, with public sewer and water 25,000 to 35,000. Changing the critical environmental area to delete the phrase to limit control of the erection of permanent building construction so that it covers all activity in that zone. If you have an existing developed lot they are going to allow you to put an accessory structure on the lot. That is developed lots as the date of the amendment. They are updating the exclusions to include work related projects by governmental entities, also allow best management practices to be excluded from the construction activities restriction.

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.

- c. West Manheim Township Subdivision and Land Development Ordinance Amendment Plan Submission and Processing Requirements; Driveways; and Recreation Areas. The purpose of this project is to review and comment on a proposal by the Township to amend the Subdivision and Land Development Ordinance (Chapter 235 of the Manheim Township Code). This project involves various amendments throughout the ordinance. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-031.**

Ms. Reynolds stated they are doing some minor revisions to their processing requirements. They are changing their driveway from 8% to 10%. Changing their recreation fees for anything that has to do with the recreation area, operating and maintaining, that is in accordance with the MPC.

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

- d. West Manheim Zoning Ordinance Amendment Definitions; Zoning District Regulations; Accessory Buildings and Uses; Temporary Uses; Signs; Driveways; and Zoning Hearing Board. The purpose of this project is to review and comment on a proposal by the Township to amend the Zoning Ordinance (Chapter 270 of the Manheim Township Code). This project involves various amendments throughout the ordinance. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC Project #16-032.**

Ms. Reynolds stated they are adding the definition for deck and patio. They are removing mobile home park and multi family dwelling and single family attached from their residential distance, they do have a suburban residential district. They redid their sign section and they are adding a lot of regulations for internally lighted signs and changeability lighted signs. Also changing their Zoning Hearing Board from 3 to 5 members.

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

- e. Washington Township Subdivision and Land Development Ordinance Amendment Text: Definition of “Lot”, “Parent Tract”, and “Road Frontage Building Right”. The purpose of this project is to review and comment on a proposal by Washington Township Officials to amend the Definition section in the 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 #16-033**

Ms. Reynolds stated they used road frontage building is now more defined. It is now a building lot with road frontage that meets the requirements in the zone that it is located. Definition of lot is now out of the MPC.

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

- f. Washington Township Zoning Ordinance Amendment Definition of “Lot”, “ECHO Housing”, and “Parent Tract”; Transfer of Building Rights; and ECHO Housing. The purpose of this project is to review and comment on a proposal by Washington Township Officials to amend various sections in the Washington Township 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 # 16-034.**

Ms. Reynolds stated they changed their definition of road frontage building right. They transfer of development rights, The Echo Housing is where they addressed our comments and then added that two connecting walls that they changed back to 1 common wall with one connecting door that can be accessed by existing dweller

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

- g. Conewago Township Zoning Ordinance Amendment Text: Side & Rear Building Setback Requirements 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 Zoning Ordinance by reducing the minimum required side and rear building setback requirements. This amendment is a revision of the YCPC Project 16-026 that was presented at the June 21, 2016 YCPC meeting. This revised amendment proposes to further reduce the side setback and to include the reduction to the rear setback requirement. The proposed amendment is being submitted for recommendation in accordance with Section 609.1(a) of the Pennsylvania Municipalities Code. **YCPC Project #16-035.**

Ms. Ruby stated this a repeat from last month. They added the side setback and changed the rear setback, from 25' to 10', rear setback from 35' to 15'. They have low density and medium density. This is in the medium density, it falls between those regulations for each of those.

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

6. Other Business - The next LGAC Executive Committee will be held at the Great American Saloon in Red Lion for our annual dinner meeting. The meeting will start at 6pm instead of 6:30pm.
7. Next Meeting - August 8, 2016 at 6:00pm
8. Adjournment - Mr. Steckler adjourned the meeting at 7:10pm. Mr. Willoughby, **made a motion to adjourn the meeting**, it was seconded by Mr. Garrett, it was voted on and carried as stated.

Respectfully submitted,

Barbara Forry
Recording Secretary