

**YORK COUNTY PLANNING COMMISSION  
TUESDAY, January 16, 2018 - 7:00 P.M.  
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 7:00 p.m.

**I. ROLL CALL**

Members Present: Walter Kuhl, Thomas W. Earp, Kevin Clark, Matthew Chronister, Eric Bortner, Cheryl Wormley

Members Absent: Sean Kenny, Mary Coble, Brian Brenneman

Staff: Felicia Dell, Director; Wade Gobrecht, Assistant Director; Sharon Boyer, Senior Planner; Mike Shaffer, Senior Planner

Solicitor: Attorney Jeffrey L. Rehmeier II, CGA Law Firm

Others: None

Reporters: None

**II. REORGANIZATION**

**a. Nominating Committee Report**

The Nominating Committee offered the following slate of officers for 2018: Walter Kuhl, Chairman, Mary Coble, Vice Chairman, Sean Kenny, Secretary, and Brian Brenneman, Treasurer.

**Mr. Clark moved that the nominations be closed.** The motion was seconded by Mr. Chronister, voted on and carried as stated.

**b. Election of 2018 York County Planning Commission Officers**

SINCE THERE WERE NO NOMINATIONS EXCEPT THOSE OF The Nominating Committee, THE SECRETARY WAS DIRECTED TO CAST THE BALLOT FOR THE NOMINATED INDIVIDUALS, AND THEY WERE ELECTED UNANIMOUSLY.

**c. Signature Resolution**

**Mr. Earp moved that the General Signature Resolution 2018-01 authorizing the Chairman, Vice-Chairman and Secretary as signatories on Planning Commission business be accepted.** The motion was seconded by Mr. Chronister, voted on and carried as stated.

### III. PUBLIC COMMENT

None

### IV. APPROVAL OF MINUTES

**A motion was made by Mr. Bortner that the Minutes be approved as submitted.** The motion was seconded by Mr. Chronister, voted on and carried as stated.

### V. COMMUNICATIONS

a. Project Review Correspondence was provided

b. Acknowledgements

Mr. Kuhl wanted to acknowledge the staff of the YCPC for keeping the Planning Commission running smoothly in 2017.

### VI. FINANCIAL REPORT

a. December Financial Report for Review and Comment

Ms. Dell reviewed the December 2017 Financial reports.

Chairman Kuhl acknowledged receipt of the draft December Financials and stated they will be revised once the 2017 books are closed and filed for the annual audit.

b. Credit Card Policy

Mr. Gobrecht explained the credit card policy and how it would operate within the YCPC. There were several questions as to how the procedures would operate and who would have access to the credit card.

**A motion was made by Mr. Earp to accept the credit card policy dated January 3, 2018 as presented.** The motion was seconded by Ms. Wormley, voted on and carried as stated.

### VII. COMMITTEE REPORTS

Senior Issues Initiative Committee Report

Ms. Dell stated that there was a meeting on January 10<sup>th</sup>. It was determined that the larger stakeholders group should be reconvened for discussions. These discussions will include how to develop a consistent community message about the increase in our Senior population.

**VIII. STAFF REPORTS**

Ms. Dell reported that the division work plans are detailed as to what the divisions were doing to wrap up 2017. There were management changes in staff for 2017 with the retirement of Joe Heffner and the promotion of Wade to Assistant Director and Tanya as the new Information Systems Chief. The Weatherization program, which helps low and moderate income people get heating and insulation in their homes, has been busier than usual. The last two years there have been 160 cases for the entire crisis season. This year for the first two months of the crisis season there have already been 166 cases.

**IX. SOLICITOR'S REPORT**

Attorney Rehmeyer reported he has been working on the contract approval with Rutgers University and the contract with JMT which were previously authorized by this Commission. The Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund - 2017 Grant agreement is recommended for approval. This agreement will allow \$150,000 to be used for security deposits and utility hook-ups for the residents of the M'Callister Inn.

**XII. OTHER BUSINESS**

**A motion was made by Mr. Earp to accept and approve The Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund - 2017 Grant.** A second was made by Mr. Chronister, voted on and carried as stated

**X. UNFINISHED BUSINESS**

Proposed Electric Transmission Line

Chairman Kuhl announced an Executive Session at 7:23 p.m. to discuss the proposed electric transmission line. The Commission came out of Executive Session at 7:40 p.m.

**A motion was made by Mr. Earp to request legal guidance from HMS Legal to assist the YCPC to register with the PUC as a protestor in the Transource Power Line case. This motion also references that the YCPC is changing our position in prior motions from intervener to protestor.** A second was made by Mr. Chronister, voted on and carried as stated.

**XI. NEW BUSINESS**

**PLEASE NOTE - Projects are not necessarily in the same order as the agenda.**

Chairman Kuhl stated that the following staff project reports have no questions or comments by the Planning Commission and are approved by unanimous consent:

- a. **YCPC PROJECT #18-001  
PARADISE TOWNSHIP  
ZONING ORDINANCE AMENDMENT MAP: Rural Conservation (RC) to  
Commercial (C)**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal by a property owner to amend the township's Official Zoning Map by rezoning a portion of a parcel of land (Parcel 84) from Rural Conservation (RC) to Commercial (C). This map amendment is being submitted for recommendation in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee did not meet in December.

Staff report recommends Municipality to not adopt with staff comments.

- b. **YCPC PROJECT #18-002  
SPRINGETTSBURY TOWNSHIP ZONING ORDINANCE AMENDMENT  
TEXT: ADAPTIVE REUSE TO MULTI-FAMILY RESIDENTIAL**

**PROJECT DESCRIPTION**

The purpose of the project is to review and comment on Springettsbury Township's request to amend the Springettsbury Township Zoning Ordinance to allow an adaptive reuse of a pre-existing structure into multi-family residential units as a use by special exception in the R-7 Small Lot Single-Family Residential District. The proposed amendment is being submitted for recommendation in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code.

The LGAC Executive Committee did not meet in December.

Staff report recommends Municipality to not adopt with staff comments.

- c. **YCPC PROJECT #18-003  
MOUNT WOLF BOROUGH ZONING ORDINANCE AMENDMENT TEXT:  
ACCESSORY USES AND CONDITIONAL USES IN THE R-1 AND R-2  
DISTRICTS, LARGE VEHICLE PARKING, SWIMMING POOLS,  
TERMINATION OF NONCONFORMING USES, ACTION BY COUNCIL FOR  
CONDITIONAL USES, ZONING HEARING BOARD AND DEFINITIONS**

**PROJECT DESCRIPTION**

The purpose of the project is to review and comment on Mount Wolf Borough’s request to amend the Mount Wolf Borough Zoning Ordinance regulations with regard to accessory uses and conditional uses in the Low-Density Residential (R-1) and Medium-Density Residential (R-2) Districts, large vehicle parking, swimming pools, termination of nonconforming uses, action by Borough Council for conditional uses, zoning hearing board appointments and definitions. The proposed amendment is being submitted for recommendation in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code.

The LGAC Executive Committee did not meet in December.

Staff report recommends Municipality to adopt with staff comments.

- d. **YCPC PROJECT #18-004  
MOUNT WOLF BOROUGH SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE AMENDMENT DEFINITIONS, FILING FEES, SUBDIVISION  
AND LAND DEVELOPMENT PLAN APPROVAL, RECREATION FEES AND  
STORMWATER**

**PROJECT DESCRIPTION**

The purpose of the project is to review and comment on Mount Wolf Borough’s request to amend the Mount Wolf Borough Subdivision and Land Development Ordinance regulations with regard to definitions, filing fees for subdivision and land development plans, subdivision and land development plan approval, recreation fees and stormwater drainage requirements. The proposed amendment is being submitted for recommendation in accordance with Section 505 (a) of the Pennsylvania Municipalities Planning Code.

The LGAC Executive Committee did not meet in December.

Staff report recommends Municipality to adopt with staff comments.

- e. **YCPC PROJECT #18-005  
NEWBERRY TOWNSHIP ZONING ORDINANCE AMENDMENT  
MAP: RURAL RESIDENTIAL (R) TO RURAL RESOURCE (RR) WITH A  
RURAL COMMERCIAL OVERLAY**

**PROJECT DESCRIPTION**

The purpose of the 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 a parcel of land located in the southwestern region of the Township. The

rezoning site is located at 765 York Road. The property owner is requesting that the site be rezoned from Rural Residential (R) to Rural Resource (RR) with a Rural Commercial Overlay. A similar rezoning request was submitted in 2015 that also included parcels 33, 33A and 33B. The Commission's recommendation was to adopt that rezoning. The proposed amendment is being submitted for recommendation in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code.

The LGAC Executive Committee did not meet in December.

Staff report recommends Municipality to adopt with staff comments.

**XIII. PERSONNEL**

None

**XIV. ADJOURNMENT**

There being no additional business, Chairman Kuhl adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Kim Baker  
Administrative Assistant