

**YORK COUNTY PLANNING COMMISSION
TUESDAY, OCTOBER 17, 2017 - 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, Brian Brenneman, Kevin Clark, Sean Kenny, Matthew Chronister, Cheryl Wormley

Members Absent: Mary Coble, Eric Bortner

Staff: Felicia Dell, Director; Wade Gobrecht, Assistant Director; Terry Ruby, Senior Planner; Roy Livergood, Senior Planner; Beth Nidam, Senior Planner; Mike Pritchard, Senior Planner; Sharon Boyer, Senior Planner, Kurt Leitholf, Chief of Municipal Planning;

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

Others: Kipp Allison, Windsor Township; Alex Snyder, Perdix Properties

Reporters: None

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

A motion was made by Mr. Brenneman to approve the September 19th Minutes.
The motion was seconded by Mr. Chronister, voted on and carried as stated.

IV. COMMUNICATIONS

a. Project Review Correspondence was provided

b. Acknowledgements

Mr. Kuhl acknowledged Anne Walko, Jacob Trimmer, Tanya Wall, and Krystal Hilt for their work on the Story Map and associated brochures regarding the BMP tour as part of the PA Conservation District mini-grant.

V. FINANCIAL REPORT

- a. September Financial Report for Review and Comment
Ms. Dell reviewed the September 2017 Financial reports.
Chairman Kuhl acknowledged receipt of the September Financial Report and noted it will be filed for the annual audit.

VI. COMMITTEE REPORTS

Senior Issues Initiative Committee Report

Mr. Leitholf reported that the committee met on September 7th to tour the various types of Lancaster County aging population housing alternatives. A similar tour is being planned for the York County aging population housing alternatives.

VII. STAFF REPORTS

Ms. Dell highlighted different items from the division staff reports. The Growth Management element of the York County Comprehensive Plan is being released for Public Review and comment. The November Planning Commission meeting will be preceded by a public meeting on the Growth Management Report. It will be on the November YCPC Agenda for recommendation to the County Commissioners.

VIII. SOLICITOR'S REPORT

Attorney Rehmeyer reported he has been working with the housing division on various projects. Attorney Rehmeyer recommended the Commission approve the Memorandum of Understanding for the CMP Traffic Signal Timing Project and approve for Ms. Dell to sign the related work orders. Attorney Rehmeyer recommended that the electric transmission line discussion be moved to executive session at the end of the meeting.

IX. NEW BUSINESS

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

- a. **YCPC PROJECT #17-034**
WASHINGTON TOWNSHIP
SUBDIVISION and LAND DEVELOPMENT ORDINANCE AMENDMENT
TEXT: Complete Update

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Washington Township Officials to completely update the Washington 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).

The LGAC Executive Committee recommended not to adopt the amendment as written.

Staff report recommends Municipality not to adopt with staff comments.

Mr. Brenneman made a motion to approve the staff report for Project 17-034 as presented. The motion was seconded by Mr. Kenny, voted on and carried as stated.

**b. YCPC PROJECT #17-035
WASHINGTON TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT
& MAP: Complete Update**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Washington Township Officials to completely update the Washington Township Zoning Ordinance. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended not to adopt as written.

Staff report recommends Municipality not adopt with staff comments.

Mr. Earp questioned the difference between the Comprehensive Plan Future Land Use Map and the Zoning Ordinance4 Map. Ms. Boyer stated that they are the same.

Mr. Brenneman made a motion to approve the staff report for Project 17-035 as presented. The motion was seconded by Mr. Kenny, voted on and carried as stated.

**c. YCPC PROJECT #17-037
HOPEWELL TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT:
DWELLING UNITS IN AGRICULTURAL AND CONSERVATION ZONES**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Hopewell Township Officials to amend the township's zoning ordinance to clarify the acreage requirements for dwelling units in the agricultural and conservation zones. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended not to adopt as written

Staff report recommends Municipality not adopt with staff comments.

Mr. Clark clarified the intent of the proposed amendment.

Mr. Brenneman made a motion that the staff report for Project 17-037 be approved as presented. The motion was seconded by Mr. Chronister, voted on and carried as stated.

**d. YCPC PROJECT #17-038
HOPEWELL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE TEXT: PLAN SUBMISSION AND PLAN REQUIREMENTS**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Hopewell Township officials to amend the township's Subdivision and Land Development Ordinance to address plan and plan submission requirements. This amendment has been submitted for review in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended to adopt with corrections.

Staff report recommends Municipality to adopt with staff comments.

Mr. Chronister proposed a comment be added that the Township make the electronic file format more generic or suggest that it be provided in a file format as designated by the Township.

Mr. Chronister made a motion to approve the staff report for Project 17-038 with the additional comment. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**e. YCPC PROJECT #17-039
WINDSOR TOWNSHIP
ZONING ORDINANCE AMENDMENT MAP: LOW DENSITY
RESIDENTIAL (R-1) TO GENERAL COMMERCIAL (C-1)**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by a property owner to rezone one parcel of land containing 1.45 acres in Windsor Township from Low Density Residential (R-1) to General Commercial (C-1). This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended to adopt as written.

Staff report recommends Municipality to adopt with staff comments.

Mr. Brenneman made a motion to approve the staff report for Project 17-039 as presented. The motion was seconded by Ms. Wormley, voted on and carried as stated.

**f. YCPC PROJECT #17-040
HELLAM TOWNSHIP
ZONING ORDINANCE AMENDMENT MAP: RESIDENTIAL (R) TO
RURAL AGRICULTURAL (RA)**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a property owner's request to rezone one parcel of land containing 31.55 acres from Residential (R) to Rural Agricultural (RA). The property is located on the east side of Campbell Road south of East Market Street (SR 462) in Hellam Township. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended not to adopt.

Staff report recommends Municipality not adopt with staff comments.

Mr. Brenneman made a motion to approve the staff report for Project 17-040 as presented. The motion was seconded by Mr. Chronister, voted on and carried as stated.

**g. YCPC PROJECT #17-041
HELLAM TOWNSHIP
COMPREHENSIVE PLAN AMENDMENT**

PROJECT DESCRIPTION

Hellam Township has submitted an amendment to the Hellam Township Comprehensive Plan to the York County Planning Commission for review and comment, as required by Section 301.3 of the PA Municipalities Planning Code (PA MPC)

The LGAC Executive Committee recommended to adopt as written.

Staff report recommends Municipality adopt with staff comments.

Mr. Brenneman made a motion to approve the staff report for Project 17-041 as presented. The motion was seconded by Mr. Chronister, voted on and carried as stated.

**h. YCPC PROJECT #17-042
SHREWSBURY TOWNSHIP
ZONING ORDINANCE AMENDMENT TEXT: CEMETERY; PRIVATE
BURIAL GROUND**

PROJECT DESCRIPTION

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 cemeteries and private burial grounds. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended to adopt with corrections.

Staff report recommends Municipality to adopt with staff comments.

Mr. Clark proposed a comment be included that requires more specifically for property maintenance agreements and clarifies what is applicable to Pet cemeteries.

Mr. Clark made a motion to approve the staff report for Project 17-042 with these additional comments. The motion was seconded by Ms. Wormley, voted on and carried as stated.

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

**i. YCPC PROJECT #17-043
FAIRVIEW TOWNSHIP
ZONING ORDINANCE AMENDMENT TEXT: Definitions; Warehousing;
Wholesaling; Municipal-Owned Use; and Institutional/Civic Uses**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Fairview Township to amend the Fairview Township Zoning Ordinance (Chapter 300 of the Fairview Township Code). This project involves amendments to several sections of the ordinance. These amendments are being submitted for recommendations in

accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended not to adopt as written.

Recommend action to adopt with staff comments.

**j. YCPC PROJECT #17-044
FAIRVIEW TOWNSHIP
SUBDIVISION and LAND DEVELOPMENT ORDINANCE AMENDMENT
TEXT: Definitions; Preliminary Plan Specifications; and Lots and Parcels**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Fairview Township to amend the Fairview Township Subdivision and Land Development Ordinance (Chapter 260 of the Fairview Township Code). This project involves amendments to various sections throughout the ordinance. These amendments are being submitted for recommendations in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended to adopt as written.

Recommend action to adopt with staff comments.

**k. YCPC PROJECT #17-045
SPRING GARDEN TOWNSHIP ZONING ORDINANCE AMENDMENT
MAP: APARTMENT-OFFICE (AO) TO COMMERCIAL (C)**

PROJECT DESCRIPTION

The purpose of the project is to review and comment on Spring Garden Township's request, on behalf of a property owner, to amend the Spring Garden Township Zoning Map by rezoning two (2) parcels located in the eastern region of the township. The rezoning site is located in the 1700 block of Mt. Rose Avenue northeast of the Greenhill Road/Mt. Rose Avenue intersection. The property owner is requesting that the site be rezoned from Apartment-Office (AO) to Commercial (C). The proposed amendment is being submitted for recommendation in accordance with Section 609. (e) of the Pennsylvania Municipalities Planning Code.

The LGAC Executive Committee recommended to adopt as written.

Recommend action to adopt with staff comments.

**I. YCPC PROJECT #17-046
SPRINGETTSBURY TOWNSHIP ZONING ORDINANCE AMENDMENT
MAP: (R-7) SMALL LOT SINGLE-FAMILY RESIDENTIAL TO (MU)
MIXED USE**

PROJECT DESCRIPTION

The purpose of the project is to review and comment on Springettsbury Township's request, on behalf of a property owner, to amend the Springettsbury Township Zoning Map by rezoning a parcel of land located in the southwestern region of the township. The rezoning site is located at 2309 East Philadelphia Street just north of the East Market Street/North Royal Street intersection. The property owner is requesting that the site be rezoned from (R-7) Small Lot Single-Family Residential to (MU) Mixed Use. The proposed amendment is being submitted for recommendation in accordance with Section 609. (e) of the Pennsylvania Municipalities Planning Code.

The LGAC Executive Committee recommended to adopt as written.

Recommend action to adopt with staff comments.

**m. YCPC PROJECT #17-047
MANCHESTER TOWNSHIP ZONING ORDINANCE AMENDMENT
MAP: RESIDENTIAL LOW DENSITY (RL) TO OFFICE (O)**

PROJECT DESCRIPTION

The purpose of the project is to review and comment on the Manchester Township's request, on behalf of a property owner, to amend the Manchester Township Zoning Map by rezoning four (4) parcels located in the southwestern region of the township. The rezoning site is located in the vicinity of the intersection of Roosevelt Avenue and Church Road. The property owner is requesting that the site be rezoned from Residential Low Density (RL) to Office (O). The proposed amendment is being submitted for recommendation in accordance with Section 609. (e) of the Pennsylvania Municipalities Planning Code.

The LGAC Executive Committee recommended not to adopt as written.

Recommend action to adopt with staff comments.

n. Memorandum of Understanding – Implementation of the CMP Traffic Signal Timing Project

Ms. Nidam explained the system to monitor and mitigate congestion in York County. The YCPC is the project manager on this TIP project and will require a

Memorandum of Understanding between the Commission and the municipalities. It is asked that Ms. Dell have approval to sign all of the municipal agreements.

A motion was made by Mr. Brenneman to approve the form of the Memorandum of Understanding and to authorize Ms. Dell to sign the agreements with the municipalities. The motion was seconded by Ms. Wormley, voted on and carried as stated.

X. OTHER BUSINESS

Transportation Reports Presentation

- a. Ms. Nidam presented the information on the Bridge and Pavement Conditions Report explaining how the information is collected and used in York County.
- b. Mr. Pritchard presented information on the Annual Report on Transit Statistics. This report provides information about rabbittransit and their fixed routes programs.

XI. UNFINISHED BUSINESS

Chairman Kuhl announced an Executive Session at 8:00 p.m. to discuss the proposed electric transmission line following the meeting.

The Commission came out of Executive Session at 8:58 p.m.

XII. PERSONNEL

None

XIII. ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 8:59 p.m.

Respectfully submitted,

Kim Baker
Administrative Assistant