

**YORK COUNTY PLANNING COMMISSION
TUESDAY, November 15, 2016 - 7:00 P.M.
MEETING SUMMARY**

Vice-Chairman Coble opened the meeting at 7:04 p.m.

I. ROLL CALL

Members Present: Eric Bortner, Thomas W. Earp, Robert Kruger, Mary Coble, Matthew Chronister, Kevin Clark

Members Absent: Brian Brenneman, Walter Kuhl, Sean Kenny

Staff: Felicia Dell, Director; Joe Heffner, Assistant Director; Kurt Leitholf, Chief, Municipal Planning; Terry Ruby, Sr. Planner; Kim Baker, Recording Secretary;

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

Others: Joseph Gurney, First Capitol Engineering (FCE); John Luciani, First Capitol Engineering (FCE); Gerry Blinebury, Cushman Wakefiled, Inc. (CW); Katina Snyder, Hellam Township Resident

Reporters: None

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

Mr. Bortner made a motion the minutes be approved. The motion was seconded by Mr. Chronister, voted on and carried as stated.

IV. COMMUNICATIONS

- a. None
- b. None

V. FINANCIAL REPORT

a. October Financial Report for Review and Comment

Ms. Dell reviewed the Financial Report for October. Currently our expense side is lower than our revenue so overall we are where we should be for October.

Vice - Chairman Coble acknowledged receipt of the October Financials and stated they will be filed for the annual audit.

VI. COMMITTEE REPORTS

Ms. Coble stated that the "ECHO" Housing committee met and determined rather than go forward with a model ordinance they should develop guidelines.

Updates to the Employee Manual will be reviewed by the Executive Committee at the beginning of the next year.

VII. STAFF REPORTS

Ms. Dell stated that in the Programs Management & Compliance Division we have adjusted the program year by three months. Typically, the program year for our HUD funding begins October 1. Because the Federal Government runs so far behind our funding is actually received 9 months behind. We have adjusted the program year to April 1st to March 31st so it will put us a little closer with when the federal funds are available.

VIII. SOLICITOR'S REPORT

Attorney Rehmeier commented that there is a First Amendment to a Consultant Agreement that everyone should have. This document has been reviewed and recommended for approval by Attorney Rehmeier.

IX. UNFINISHED BUSINESS

None

X. NEW BUSINESS

a. **YCPC Project #16-047**

Red Lion Borough Zoning Ordinance Amendment Text: Definitions; Standards for Special Exception Uses; Signs; Parking

The purpose of this project is to review and comment on a proposal by Red Lion Borough officials to amend the borough's zoning ordinance with regard to several definitions, standards for specific special exception uses, signs and parking regulations. These amendments have been submitted for review by the York County Planning Commission in accordance with Section 609 (g) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it be adopted as written.

Mr. Bortner made a motion to accept the staff report as presented. The motion was seconded by Mr. Chronister, voted on and carried as stated.

**b. YCPC Project #16-048
Hellam Township Zoning Ordinance Amendment MAP: Residential (R) to Commercial/Industrial (C/I)**

The purpose of this project is to review and comment on a proposal by a property owner to rezone approximately 1.362 acres from Residential (R) to Commercial/Industrial (C/I) in Hellam Township. This amendment has been submitted for review by the York County Planning Commission in accordance with Section 609 (g) of the Pennsylvania Municipalities Planning Code (PA MPC)

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it be adopted as written.

Terry Ruby, Senior Planner provided an overview of the rezoning request and the staff report. Ms. Katina Snyder, resident of Hellam Township offered several comments in opposition to the rezoning. A discussion ensued between the members of the Commission

Mr. Kruger made a motion to accept the staff report as presented. The motion was seconded by Mr. Bortner, voted on and carried as stated. Ms. Coble opposed this motion.

**c. YCPC Project #16-049
Fairview Township Zoning Map Amendment – CB – Commercial Business District to IB – Industrial Business District;**

The purpose of this project is to review and comment on a developer's request to amend the Fairview Township Zoning Map by rezoning a parcel of land from CB

– Commercial Business District to I B – Industrial Business District. This same proposed rezoning request was presented as YCPC Project #16-019 at the May 17, 2016 YCPC meeting. At that meeting the YCPC board voted to approve the staff report recommending that the municipality not adopt the proposed rezoning. This proposed amendment is being submitted for recommendations in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code (PA MPC).

Mr. Gurney, FCE, provided an overview of the rezoning request and offered comments regarding the difficult site and the appropriateness of the IB permitted uses. Mr. Luciani, FCE and Mr. Blinbury, CW discussed the proposed use and the projected traffic impact. After some discussion, it was confirmed that this rezoning request is the same as the previous sub mission except there is a new owner.

Mr. Earp made a motion to accept the staff report as presented. The motion was seconded by Mr. Clark, voted on and carried as stated.

d. Public Participation Plan

This discussion was postponed until the December meeting.

e. Work Plan Update

Ms. Dell explained that these are the departmental year-end reports. As you look through these reports you will see that we have met many of the goals in the plan. A few things have been carried over to early in 2017.

f. First Amendment to a Consultant Agreement

This document follows a contract that was approved last November between the Planning Commission and Central Pennsylvania Transportation Authority or rabbitransit for consultant work. Two additional tasks have been added to the work and some more time has been added.

Mr. Chronister made a motion to accept the First Amendment to a Consultant Agreement as presented. The motion was seconded by Mr. Bortner, voted on and carried as stated.

XI. OTHER BUSINESS

a. Coordinated Land Protection Strategy

Ms. Dell gave a presentation on the Coordinated Land Protection Strategy for the County. She explained the various ways that land is being protected in York County: growth management strategy, agricultural protection plans, open space and greenways plan. The need for coordination among the key land protection agencies was presented. The key agencies include: York County Agricultural Preservation, Farm and Natural Lands Trust, York County Conservation District,

York County Parks and the Planning Commission. Ms. Dell asked for a consensus from the Board on whether or not they support a more coordinated approach to land perseveration. The Board supports the coordinated approach and indicated that Ms. Dell should proceed with a meeting with the County Commissioners and assign staff from the Planning Commission to work on this project.

b. Holiday Dinner

The annual Holiday Dinner was discussed. The December Planning Commission meeting will be held at 6:00 pm and after adjournment everyone will proceed to The First Post for the dinner. Members are reminded to RSVP to Kim.

XII. PERSONNEL

None.

XIII. ADJOURNMENT

There being no additional business, Vice-Chairman Coble adjourned the meeting at 8:44 pm.

Respectfully submitted,

Kim Baker
Administrative Assistant