

**YORK COUNTY PLANNING COMMISSION  
TUESDAY, DECEMBER 19, 2017 - 6:00 P.M.  
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 6:02 p.m.

**I. ROLL CALL**

Members Present: Walter Kuhl, Thomas W. Earp, Kevin Clark, Sean Kenny, Matthew Chronister, Mary Coble, Eric Bortner, Brian Brenneman,

Members Absent: Cheryl Wormley

Staff: Felicia Dell, Director; Wade Gobrecht, Assistant Director; Kurt Leitholf, Chief of Municipal Planning; Terry Ruby, Senior Planner

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

Others: Jeff Shue, Jackson Township Engineer; Kathryn Arnold, Spring Garden Township; James Wilson, Spring Garden Township

Reporters: None

**II. PUBLIC COMMENT**

None

**III. APPROVAL OF MINUTES**

**A motion was made by Ms. Coble that the Minutes be revised as stated and approved as revised.** The motion was seconded by Mr. Bortner, voted on and carried as stated. Mr. Brenneman abstained due to his absence at the November meeting.

**IV. COMMUNICATIONS**

a. Project Review Correspondence was provided

b. Acknowledgements  
None

**V. FINANCIAL REPORT**

a. November Financial Report for Review and Comment

Ms. Dell reviewed the November 2017 Financial reports.  
Chairman Kuhl acknowledged receipt of the November Financial Report and noted it will be filed for the annual audit.

**VI. COMMITTEE REPORTS**

Senior Issues Initiative Committee Report

Ms. Coble reported the committee met on December 6<sup>th</sup> to tour various senior housing projects in York County. A salute was given to Dory Brannon, Michelle Snyder-Trout and Kurt Leitholf for putting together a great tour for the committee. The next meeting will be held on January 10<sup>th</sup> at 10:00 am

**VII. STAFF REPORTS**

Ms. Dell highlighted the Transportation division is working on a Long Range Transportation Plan for York County. A committee has been formed to help with this process and Ms. Coble is the representative for the York County Planning Commission. Mr. Bortner is a member of the Technical Committee for that same effort. Housing is working with various service providers to move the tenants from the M'Calister Inn in Hanover to equivalent or better housing. The plan is to close the building by March 31, 2018. Once the building is vacant, discussions will be held with Hanover Borough and Downtown Hanover to find a use for the property.

**VIII. SOLICITOR'S REPORT**

Attorney Rehmeyer reported he has been working on contracts for the South Central PA Environmental Justice Benefits and Burdens Process, Stormwater Authority Implementation Plan Contract and the CDBG Contract between YCPC & York County for the Comprehensive Plan Development. The Stormwater Authority contract is ready for signatures and the CDBG Contract is just about ready for signatures. There are still changes being worked on with Rutgers University for the Environmental Justice Benefits contract.

**IX. UNFINISHED BUSINESS**

Proposed Electric Transmission Line

Mr. Gobrecht reported as of December 5<sup>th</sup> the certificate for public convenience is still pending for TranSource and until the certificate is issued, the project can't be submitted to the PUC. On December 6<sup>th</sup>, the group Stop TranSource spoke during the public comment period at the York County Commissioners meeting.

**X. NEW BUSINESS**

- a. **YCPC PROJECT #17-048  
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 with corrections.

Staff report recommends Municipality to adopt with staff comments.

**Ms. Coble made a motion to approve the staff report for Project #17-048 as presented.** The motion was seconded by Mr. Brenneman. Motion carried.

- b. **YCPC PROJECT #17-049  
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 a portion of a parcel of land containing 27.23 acres from Residential (R) to Rural Agricultural (RA). This is a resubmission of YCPC Project #17-040. The YCPC Board recommended the project not be approved because the rezoning would leave a single parcel zoned Residential, creating a potential spot zoning issue. 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 to adopt with corrections.

Staff report recommends Municipality to adopt with staff comments.

**Ms. Coble made a motion to approve the staff report for Project #17-049 as presented.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

- c. **YCPC PROJECT #17-052  
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 to adopt with corrections.

Staff report recommends Municipality to adopt with staff comments.

**Mr. Brenneman made a motion to approve the staff report for Project #17-052 as presented.** The motion was seconded by Mr. Chronister, voted on and carried as stated.

**Ms. Coble stated she has a personal conflict of interest with Project #17-052 and recused herself from comment and participation in the vote.**

- d. **YCPC PROJECT #17-053  
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 to adopt with corrections.

Staff report recommends Municipality to adopt with staff comments.

**Mr. Brenneman made a motion to approve the staff report for Project #17-053 as presented.** The motion was seconded by Mr. Chronister, voted on and carried as stated.

**Ms. Coble stated she has a personal conflict of interest with Project #17-053 and recused herself from comment and participation in the vote.**

e. **YCPC PROJECT #17-054**  
**YORK TOWNSHIP**  
**ZONING ORDINANCE AMENDMENT**  
**MAP: COMMERCIAL OFFICE (CO) TO RESIDENTIAL LOW DENSITY (RL)**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal by a property owner to rezone one (1) parcel of land located at the southwest corner of Grantley Road and Monument Road in York 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 to adopt as written.

Staff report recommends Municipality to adopt with staff comments.

**Ms. Coble made a motion to approve the staff report for Project #17-054 as presented.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

f. **YCPC PROJECT #17-055**  
**ACT 537 SPECIAL STUDY**  
**JACKSON TOWNSHIP**

**PROJECT DESCRIPTION**

Jackson Township submitted a proposed Act 537 Special Study to the York County Planning Commission for review and comment, as required by Section 304 of the Pennsylvania Municipalities Planning Code (PA MPC), and Section 71.31(b) of the Pennsylvania Sewage Facilities Act, Act 537.

The LGAC Executive Committee recommended not to adopt as written.

Staff report recommends Municipality not adopt with staff comments.

The Commission members discussed details of the ACT 537 Special Study with Jeff Shue, Jackson Township Engineer. Issues discussed included: land use for the study area identified in the municipal comprehensive plan, zoning, sewer capacity design limits, property owner interest and others.

**Mr. Brenneman made a motion to amend the staff report for Project #17-055 to “adopt” subject to comment #2 being addressed.** The motion was seconded by Mr. Earp, voted on and carried as stated. There were two opposition votes

g. **YCPC PROJECT #17-056**  
**SPRING GARDEN TOWNSHIP ZONING ORDINANCE AMENDMENT**  
**TEXT: BED AND BREAKFAST**

**PROJECT DESCRIPTION**

The purpose of the project is to review and comment on Spring Garden Township's request to amend the Township Zoning Ordinance to provide for Bed and Breakfast facilities as a special exception use in the R-1 Residential Suburban and the R-2 Residential Urban zoning districts. 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 with corrections.

Staff report recommends Municipality to adopt with staff comments.

**Mr. Chronister made a motion to approve the staff report for Project #17-055 as presented.** The motion was seconded by Mr. Kenny, voted on and carried as stated.

**XI. OTHER BUSINESS**

a. South Central PA Environmental Justice Benefits and Burdens Process Contract

Ms. Dell stated that this is the first time that a regional approach has been used for this contract among the MPOs involved. The Transportation staff advertised an RFP, reviewed the proposals with the participating MPOs, and Rutgers University was chosen. Mr. Rehmeier has been working with the University to finish the details of the contract.

**Ms. Coble made a motion to approve the South Central PA Environmental Justice Benefits and Burdens Process Contract contingent upon the remaining details being worked out between the University and the Planning Commission.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

b. Stormwater Authority Implementation Plan Contract

Ms. Dell stated in March YCPC approved a contract for the National Fish and Wildlife Foundation grant. This plan was to develop a Stormwater Implementation Plan with a 50% in kind staff match requirement. An RFP was advertised and the RFP Review Committee selected JMT and their team to lead the work on the National Fish and Wildlife Foundation grant over the next year. The contract is being worked on with a few details that need to be completed.

**Ms. Coble made a motion that the contract between the YCPC and JMT for the development of a Stormwater Authority Implementation plan funded by the National Fish and Wildlife Foundation grant be approved contingent upon the**

**final review and approval of the Solicitor.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

- c. CDBG Contract between YCPC & York County for Comprehensive Plan Development  
Ms. Dell stated that this is the standard Community Development Block Grant that is done annually.

**Ms. Coble made a motion for the contract between the County of York and the YCPC for the County Comprehensive Plan Development be approved.** The motion was seconded by Mr. Clark, voted on and carried as stated.

- d. Adoption of the 2018 YCPC Budget  
Ms. Dell reported that the 2018 Draft Budget had been submitted to the York County Board of Commissioners in September and has been approved as submitted.

**Ms. Coble made a motion to approve the 2018 YCPC budget which includes a 3% salary level increase.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

## **XII. PERSONNEL**

None

## **XIII. ADJOURNMENT**

There being no additional business, Chairman Kuhl adjourned the meeting at 7:17 p.m.

Respectfully submitted,

Kim Baker  
Administrative Assistant