

**YORK COUNTY PLANNING COMMISSION  
TUESDAY, April 17, 2018 - 7:00 P.M.  
MEETING SUMMARY**

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

**I. ROLL CALL**

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

Members Absent: Matthew Chronister

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

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

Others: Sierra Brennan, Jon Holmes, Jackson Township, Deb Bowley, Devon Myers

Reporters: None

**II. PUBLIC COMMENT**

None

**III. APPROVAL OF MINUTES**

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

**IV. COMMUNICATIONS**

**a.** Project Review Correspondence was provided

**b.** Acknowledgements  
None

**V. FINANCIAL REPORT**

March 2018 Financial Report for Review and Comment

Ms. Dell reviewed the March 2018 Financial reports.  
Chairman Kuhl acknowledged receipt of the draft March Financials and stated they will be revised once the auditors have completed the audit.

**VI. COMMITTEE REPORTS**

**a. Senior Issues Initiative Committee Report**

Mr. Leitholf reported that the Senior Initiatives Committee last met on March 12, 2018. They are evaluating potential facilitators for the Senior Initiative Committee. Ms. Coble stated that there is a grant through Embracing Aging to fund the facilitator position.

**b. Executive Committee Report**

Ms. Dell reported the officers must meet once a year. The annual meeting was held on March 12, 2018. The Work Plan that was presented in January was reviewed and also the reorganization of the LGAC committee.

**VII. STAFF REPORTS**

**a. Monthly Reports –** Ms. Dell stated that she had no additional comments on the monthly reports and turned her time over to Mr. Pritchard.

**b. Long Range Transportation Plan, Goals & Objectives (LRTP) –** Mike Pritchard, Senior Planner Mr. Pritchard stated that the LRTP Goals and Objectives are part of the County Comprehensive Plan as well as part of the Transportation Plan. The Long Range Transportation Plan will be looking out twenty-seven years instead of the usual 20 years. The Goals and Objectives were reviewed and discussed. Mr. Pritchard presented the Long Range Transportation Plan schedule and participants for York County. He encouraged the commission to participate in the online survey. This process will continue over the next 18 months.

**VIII. SOLICITOR'S REPORT**

Attorney Rehmeyer reported that the Statements of Financial Interest have all been completed. He has been working with the Housing Division reviewing documents and transactions. Attorney Rehmeyer has also been working on the Protective Action Statements for Transource.

**Chairman Kuhl revised the order of the agenda to move Unfinished Business after Personnel.**

**IX. NEW BUSINESS**

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

**Project 18-010 - Jackson Township.** Township Supervisor Jon Holmes, stated that he wanted to thank the Planning Commission for their consideration of the unofficial report.

**Project 18-017 – Windsor Township.** Mr. Clark questioned if the township was trying to tie stormwater into the impervious surfaces discussed in the Zoning Amendment. Much discussion followed stating what impervious and pervious surfaces were in the various municipalities. It was determined that more information would be needed to determine if one of the issues the municipality was trying to address was stormwater runoff from impervious surfaces.

Chairman Kuhl stated that the following staff project reports consisting of New Business A-H are approved by unanimous consent:

- a. **YCPC PROJECT #18-010 Revised**  
**JACKSON TOWNSHIP ZONING ORDINANCE AMENDMENT MAP:**  
**Rural Conservation (RC) to Industrial (I)**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal to amend the Jackson Township Zoning Map by rezoning five (5) parcels of land from Rural Conservation (RC) to Industrial (I). This proposal is being made by property owners. This map 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.

- b. **YCPC PROJECT #18-013**  
**WEST MANCHESTER TOWNSHIP ZONING ORDINANCE**  
**AMENDMENT TEXT: Landscaping of Parking Areas in the Mixed-Use Zone**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal by West Manchester Township to amend the township zoning ordinance by adding regulations regarding landscaping of parking areas in the Mixed-Use zone. 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 not adopt as written.

Staff report recommends Municipality not adopt with staff comments.

- c. **YCPC PROJECT #18-014**  
**WEST MANHEIM TOWNSHIP ZONING ORDINANCE AMENDMENT**  
**MAP: Residential (R) to Commercial/Industrial (C-I)**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal by a property owner to amend the West Manheim Township Official Zoning Map by rezoning a portion of a parcel of land (Parcel 59). 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 as written.

Staff report recommends Municipality to adopt with staff comments.

- d. **YCPC PROJECT #18-015**  
**RED LION BOROUGH ZONING ORDINANCE AMENDMENT TEXT:**  
**CONTRACTOR'S OFFICE OR SHOP**

**PROJECT DESCRIPTION**

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 to add contractor's office or shop as a use by special exception in the Commercial Zone (C). 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.

- e. **YCPC PROJECT #18-016**  
**RED LION BOROUGH ZONING ORDINANCE AMENDMENT MAP:**  
**RESIDENTIAL-OUTLYING (RO) TO COMMERCIAL (C)**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal by a property owner to rezone a portion of a parcel in Red Lion Borough from Residential-Outlying (RO) to Commercial (C). 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 not adopt as written.

Staff report recommends Municipality not adopt with staff comments.

**f. YCPC PROJECT #18-017  
WINDSOR TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT:  
DEFINITIONS**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal by Windsor Township officials to amend the township's zoning ordinance with regard to adding or modifying definitions. These amendments have 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.

**g. YCPC PROJECT #18-018  
WINDSOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE AMENDMENT TEXT: DEFINITIONS**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal by Windsor Township officials to amend the township's subdivision and land development ordinance with regard to modifying the definition of Improvements. 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 as written.

Staff report recommends Municipality to adopt with staff comments.

**h. YCPC PROJECT #18-019  
WEST MANHEIM TOWNSHIP COMPREHENSIVE PLAN  
AMENDMENT**

**PROJECT DESCRIPTION**

West Manheim Township has submitted an amendment to the West Manheim 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 to adopt with staff comments.

- i. York Area Metropolitan Planning Organization’s 2018-2020 Unified Planning Work Program signature resolution for approval  
Ms. Dell explained that this Unified Planning Work Program agreement is entered into every two years with PennDOT. The signature resolution authorizes the officers to sign that agreement.

**A motion was made by Ms. Coble that the York Area Metropolitan Planning Work Program signature resolution 2018-02 be approved as submitted.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

- j. Signature Resolution for Pennsylvania Crash Information Tool  
Ms. Dell explained this resolution would authorize the Director or Assistant Director to sign the data access agreement for the Crash Information from PennDOT.

**A motion was made by Ms. Coble that the signature Resolution for Pennsylvania Crash Information Tool Resolution 2018-03 be approved as submitted.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

## **X. OTHER BUSINESS**

Local Government Advisory Committee – Wade Gobrecht, Assistant Director  
Mr. Gobrecht explained that the purpose and use of LGAC is being evaluated, its bylaws were signed in the 1960’s. The group had dwindled to three members but as changes are being made it is rebounding to ten – twelve members attending monthly. Every month includes the review of projects and a topical discussion. It has been decided that this group needs to be restructured, since there are several local government groups that are utilized by the YCPC for various projects. If the LGAC is revamped, it would most likely be dissolved and reformed. This would help people to feel that they are participating in the new organization.

## **XI. PERSONNEL**

None

## **XII. UNFINISHED BUSINESS**

Proposed Electric Transmission Line

Chairman Kuhl announced an Executive Session at 7:52p.m. to discuss the proposed electric transmission line. The Commission came out of Executive Session at 8:22 p.m

**XIII. ADJOURNMENT**

There being no additional business, Chairman Kuhl adjourned the meeting at 8:27 p.m.

Respectfully submitted,

Kim Baker  
Administrative Assistant