

**YORK COUNTY PLANNING COMMISSION
TUESDAY, April 18, 2017 - 7:00 P.M.
MEETING SUMMARY**

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

I. ROLL CALL

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

Members Absent: Mary Coble

Staff: Felicia Dell, Director; Joe Heffner, Assistant Director; Kurt Leitholf, Municipal Planning Chief; Terry Ruby, Senior Planner; Karen Schaale, Fiscal Officer; Cathy Yontz, Assistant Fiscal Officer

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

Others: June Evans, Hellam Township; Deb Livingston, Hellam Township; John Eifert, Hellam Township; Tracy Rash, CPA, Maher-Duessel

Reporters: None

II. PUBLIC COMMENT

Jane Evans, representing the Hellam Township Environmental Advisory Council, shared the council's comments involving amendments to Hellam Township's Zoning Ordinance and Subdivision/Land Development Ordinance referenced as YCPC Project #17-011 & #17-012. Ms. Evans expressed the council's concerns involving stewardship for tree canopies, woodlands, waterways and subdivision/land development. It was noted that the Council agrees with the Commission's staff reports.

IV. APPROVAL OF MINUTES

A motion was made by Mr. Brenneman approving the March minutes with the following corrections: Ms. Roscoe is to be added to the roll call as she was present at the March meeting and under "Other Business" item a. the position of YCPC's Director is to be included in the verbage of the section involving County of York HR department. The motion was seconded by Mr. Kenny, voted on and carried as stated.

V. COMMUNICATIONS

- a. Project Review Correspondence
Enclosed in packet
- b. Acknowledgements
None

VI. FINANCIAL REPORT

a. Presentation of 2016 Annual Audit

Tracey Rash of Maher Duessel presented the Planning Commission’s independent audit for the year ending December 31, 2016. Ms. Rash reviewed the four documents that comprise the audit and answered questions from the board. It was noted that this year’s audit qualified as an “unmodified opinion.”

A motion was made by Mr. Kenny to accept the Commission’s 2016 Audit. The motion was seconded by Mr. Brenneman, voted on and carried as stated was accepted with a vote of all in favor.

b. March Financial Report for Review and Comment

Ms. Dell reviewed the March, 2017 Financial reports and noted that the Commission is in good financial standing for the first quarter of the year.

Chairman Kuhl accepted the January, February, and March, 2017 financial statements for the audit file.

VII. COMMITTEE REPORTS

- a. ECHO Housing
Elderly housing will be discussed under Staff Reports. The ECHO Housing Subcommittee will be scheduling their next meeting in the upcoming months.

VIII. STAFF REPORTS

Ms. Dell briefly reviewed the following reports from the department chiefs:

Pam Shellenberger’s report included updates involving the components of the Comprehensive Plan on the work plans for 2017: the Hazard Mitigation Plan, the Housing & Community Development Plan, the Growth Management plan, and the Long Range Transportation Plan.

The 2016 York County Community Improvements Programs document as prepared by Chief Joiann Galiano was distributed to the board.

IX. SOLICITOR’S REPORT

Solicitor Rehmeyer thanked the board for their submission of the “Statements of Financial Interest for 2016.”

Atty. Rehmeyer continued by noting his firm’s involvement with the Commission’s Aviation grant involving the York Airport in Thomasville and the stormwater management agreements.

X. UNFINISHED BUSINESS

None

XI. NEW BUSINESS

Chairman Kuhl stated that the following projects have no questions or comments and are approved by unanimous consent in agreement with the staff report: 17-010, 17-011, 17-012 and 17-013.

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

a. YCPC PROJECT #17-010

CODORUS TOWNSHIP ZONING ORDINANCE AMENDMENT

Text: Agricultural Commodity Sales; Agricultural Promotion Event; Community Supported Agriculture (C.S.A.); Restaurant; Roadside Stand; Small School; Agricultural District Regulations; Use and Storage of Explosives; Farm Processing Establishment; and Building Permits

The purpose of this project is to review and comment on a proposal by Codorus Township Officials to amend the Codorus Township Zoning Ordinance. The proposed ordinance is being submitted for recommendations in accordance with Section 607(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

b. YCPC PROJECT #17-011

HELLAM TOWNSHIP ZONING ORDINANCE AMENDMENT

TEXT: DEFINITIONS; RIPARIAN BUFFERS; WOODLAND RESTORATION

The purpose of this project is to review and comment on a proposal by township officials to amend the Hellam Township Zoning Ordinance to revise existing definitions and to add new definitions; revise provisions for riparian buffers, and to add new regulations for woodland restoration and riparian buffer restoration. This is

a resubmission of YCPC Project #14-043, which was reviewed at the November, 2014 YCPC meeting and YCPC Project #15-028, which was reviewed at the July, 2015 YCPC meeting. The recommendations for both projects were to not adopt the amendments. The Hellam Township Board of Supervisors did adopt the amendments on September 3, 2015. Subsequently, in 2016, the Board of Supervisors voted to repeal those amendments. The township has revised those amendments and have resubmitted them for our review. These amendments are being reviewed in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

**c. YCPC PROJECT #17-012
HELLAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE AMENDMENT
TEXT: DEFINITIONS; WOODLANDS**

The purpose of this project is to review and comment on a proposal by Hellam Township to amend the township's Subdivision and Land Development Ordinance to revise definitions and to revise regulations for existing wooded areas. The proposed amendments are being submitted for review and comment in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC).

**d. YCPC PROJECT #17-013
YORK TOWNSHIP ZONING ORDINANCE AMENDMENT
TEXT: VERTICAL SELF-STORAGE**

The purpose of this project is to review and comment on a proposal by an individual to amend the township's zoning ordinance to include regulations for "Vertical Self-Storage" units. This amendment is being reviewed in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

XII. OTHER BUSINESS

- a.** Ms. Dell noted that the Planning Commission will be conducting an RFP process to select a firm(s) for the implementation of a Stormwater Authority. The Commission will continue to be part of this process. Ms. Dell asked Commission members to consider if and how they would like to participate in this effort. Ms. Rascoe noted that she may know of an individual who would be interested in serving on the committee. She will follow-up with Ms. Dell directly.

XIII. PERSONNEL

Recommendation for Assistant Director: The Board went into executive session at 7:39 PM. The executive session ended at 7:53 PM at which time the board meeting resumed.

Mr. Brenneman made a motion that Mr. Wade Gobrecht be promoted to the position of Assistant Director. The motion was seconded by Mr. Kenny, voted on and carried as stated with a unanimous vote.

Chairman Kuhl thanked Mr. Joe Heffner for his years of service and wished him well in his retirement.

XIV. ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 7:55 pm.

Respectfully submitted,

Kim Baker
Administrative Assistant