

**YORK COUNTY PLANNING COMMISSION  
TUESDAY, June 26, 2017 - 7:00 P.M.  
REVISED MEETING SUMMARY**

Chairman Kuhl opened the meeting at 7:01 p.m.

**I. ROLL CALL**

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

Members Absent: Matthew Chronister

Staff: Felicia Dell, Director; Terry Ruby, Senior Planner; Jesse King, Planner

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

Others: Attorney Ron Lucas, Manchester Mall Associates

Reporters: None

**II. PUBLIC COMMENT**

None

**IV. APPROVAL OF MINUTES**

**A motion was made by Ms. Coble that the minutes be approved after corrections to the third page under Project 17-014 to provide quotes around the words may and shall and under Personnel, the salaries should be included for both Jesse King and Tanya Wall. The motion was seconded by Mr. Brenneman, voted on and carried as stated.**

**V. COMMUNICATIONS**

**a.** Project Review Correspondence  
Enclosed in packet

**b.** Acknowledgements  
Mr. Kuhl acknowledged Anne Walko for organizing a scavenger hunt for the 4th grade Dallastown Intermediate students during Environthon. Mr. Kuhl acknowledged that Wade Gobrecht received a certificate from the South Western Education Association

for the public Education Partners and Promotors award for commitment to the support of public education.

**VI. FINANCIAL REPORT**

**a. May Financial Report for Review and Comment**

Ms. Dell reviewed the May, 2017 Financial reports.

Chairman Kuhl acknowledged receipt of the May Financial Report and noted it will be filed for the annual audit.

**VII. COMMITTEE REPORTS**

**a. ECHO Housing**

Ms. Coble gave a report on the last meeting of the committee and discussed the white paper that was attached to the meeting packet. The white paper will be distributed to the municipalities via a mailing with a cover letter and an overview of municipal demographics.

**b. Cathy Bollinger from Embracing Aging presented a powerpoint presentation on “Preparing for York County’s Aging Population”**

Discussion followed and Chairman Kuhl appointed Ms. Coble, Mr. Chronister, Mr. Bortner and Mr. Brenneman to a Senior Issues Initiative Committee. This group will be meeting in the near future.

**VIII. STAFF REPORTS**

It was noted that several staff members attended the Transource Public meeting for the proposed high voltage energy transmission line. Mr. Clark discussed the follow-up conversations he had with various agencies regarding the proposed project. Based on interest from the Planning Commissioners, Ms. Dell offered to have the staff research the different public comment opportunities and provide an overview to the Commission at the July meeting.

**IX. SOLICITOR’S REPORT**

Solicitor Rehmeyer stated he has been working with YCPC staff on several matters that support housing and stormwater projects.

**X. UNFINISHED BUSINESS**

None

**XI. NEW BUSINESS**

- a. YCPC PROJECT #17-016  
WEST MANCHESTER TOWNSHIP  
ZONING ORDINANCE AMENDMENT TEXT: Minimum Lot Width;  
Minimum Lot Coverage; and Shopping Centers and Malls**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal by West Manchester Township to amend the township's zoning ordinance. This project involves various amendments throughout the Ordinance. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

Attorney Ron Lucas representing Manchester Mall Associates offered an explanation for the proposed amendment. Questions were raised about changes in ownership, future business expansions, tax assessment, and responsibility for common assets such as parking and stormwater management.

**Ms. Coble made a motion that the staff report be approved.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

- b. YCPC PROJECT #17-017  
YORK TOWNSHIP  
ZONING ORDINANCE AMENDMENT MAP: RESIDENTIAL MEDIUM  
DENSITY (RM) TO COMMERCIAL OFFICE (CO)**

**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 located in York Township from Residential Medium Density (RM) to Commercial Office (CO). This amendment is being reviewed in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

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

**c. YCPC PROJECT #17-018  
SPRINGETTSBURY TOWNSHIP ZONING ORDINANCE AMENDMENT  
MAP: COMMERCIAL HIGHWAY (CH) TO HIGH DENSITY RESIDENTIAL  
(R-1)**

**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 two (2) parcels located in the southeastern region of the township. The rezoning site is located between Cinema Drive and Stone Ridge Road. The property owner is requesting that the site be rezoned from Commercial Highway (CH) to High Density Residential (R-1). The proposed amendment is being submitted for recommendation in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code.

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

**XII. OTHER BUSINESS**

- a.** Resolution Authorizing the submission of an application for Community Development Block Grant (CDBG)

Ms. Dell explained the process for the CDBG grant and asked for approval of the resolution authorizing the submission of the grant.

**Ms. Coble made a motion to approve Resolution 17-03 as presented.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**XIII. PERSONNEL**

No Business

**XIV. ADJOURNMENT**

Ms. Dell announced that PA DEP will be holding a Press Conference in York announcing Stormwater Grant Recipients on Jun 29<sup>th</sup> at 2:00 PM outside the County Prison Property. All YCPC members are invited.

There being no additional business, Chairman Kuhl adjourned the meeting at 8:48 pm.

Respectfully submitted,

Kim Baker  
Administrative Assistant