

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

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

I. ROLL CALL

Members Present: Walter Kuhl, Kevin Clark, Eric Bortner, Mary Coble, Cheryl Wormley, Matthew Chronister, Brian Brenneman

Members Absent: Thomas W. Earp, Sean Kenny

Staff: Felicia Dell, Director; Kurt Leitholf, Chief of Municipal Planning; Terry Ruby, Senior Planner; Sharon Boyer, Senior Planner; Roy Livergood, Senior Planner; Tanya Wall, Chief of Information Systems

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

Others: Kevin Cummings, Franklin Township Board of Supervisors; Mark Wenrich, Franklin Township Planning Commission; Ted Grove; Kathleen Gingrich, Roger Wright

Reporters: None

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

A motion was made by Ms. Coble that the Minutes be approved. The motion was seconded by Mr. Bortner, voted on and carried as stated. Mr. Brenneman abstained from the vote.

IV. COMMUNICATIONS

a. Project Review Correspondence was provided

b. Acknowledgements

None

V. FINANCIAL REPORT

June 2018 Financial Report for Review and Comment

Ms. Dell reviewed the June 2018 Financial reports. Chairman Kuhl acknowledged receipt of the draft June Financials and stated they will be placed in the file for the audit.

VI. COMMITTEE REPORTS

Senior Initiatives Committee

Mr. Leitholf reported that a facilitator has been hired to help organize small focus groups and arrange a course of work. These focus groups will include builders, senior housing developers and municipal officials from municipalities in York County. The hope is to have these focus groups meet so that a larger stakeholder meeting can occur in August or September, although there is no deadline for when this meeting must be scheduled.

VII. STAFF REPORTS

Ms. Dell reported that the York County Community Improvements Projects is a report of all the work done over the past year in the County through the Housing and Community Development programs and the Transportation Alternatives Programs. It also includes a history of the last few years. Roy Livergood will be presenting an update on the Hazard Mitigation Plan. Tanya Wall, Chief of Information Systems will be discussing the open data portal and the contract for the redesign of our web site.

VIII. SOLICITOR'S REPORT

Attorney Rehmeyer stated that he has reviewed the contract for CivicPlus shown as item ten on the Agenda and recommends it be approved from a legal perspective. Work is continuing with several divisions on various ongoing projects in the Planning Commission.

IX. UNFINISHED BUSINESS

Proposed Electric Transmission Line – This item was moved to the end of the Agenda

X. NEW BUSINESS

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

- d. **YCPC #18-027
FRANKLIN TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT &
MAP: STEEP SLOPES (>14%) AND FLOODPLAIN CONSERVATION
OVERLAY DISTRICTS**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Franklin Township officials to amend various sections of the township zoning ordinance and to amend the township zoning map. The proposed amendments are being submitted for recommendations in accordance with Section 607(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.

Chairman Kuhl requested that Sharon Boyer, Senior Planner, provide an overview of the staff report. Kevin Cummings and Mark Wenrich from Franklin Township indicated their agreement with the staff report. Kathleen Gingrich provided additional information to the Commission opposing the proposed amendment. Roger Wright provided an opposing viewpoint to the amendment as well. Discussion ensued.

A motion was made by Ms. Coble to approve Project 18-027 with the additional requirement that notification be provided to of all adjacent land owners to a Conditional Use application within 30 days of the hearing, and deletion of Section C, Uses Permitted by Right. Mr. Brenneman seconded the motion. Motion carried.

- a. **YCPC #18-024
HELLAM TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT: CASINO**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Hellam Township officials to amend the township's zoning ordinance with regard to casinos. 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 with the addition of staff comments.

Staff report recommends Municipality not to adopt with staff comments.

A motion was made by Mr. Chronister to approve Project 18-024 with additional comments that the items in Section B be reconsidered for definition and that a note be added indicating the consequences of locating uses post construction of the casino. Ms. Wormley seconded the motion. Motion carried.

- b. **YCPC #18-025
DOVER TOWNSHIP ZONING ORDINANCE AMENDMENT MAP:
CONSERVATION (CV) TO BUSINESS OFFICE PARK (BP)**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal to amend the Dover Township Zoning Map by rezoning a parcel of land identified as PIN# 24-000-LF-0074-D0-00000 (Parcel 74D) from Conservation (CV) to Business Office Park (BP). This proposal is being made by a property owner. 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 to adopt with staff comments.

A motion was made by Ms. Coble to approve Project 18-025 as submitted. Mr. Brenneman seconded the motion. Motion carried.

- c. **YCPC #18-026
LOWER CHANCEFORD TOWNSHIP ZONING ORDINANCE AMENDMENT
TEXT: DEFINITIONS; SOLAR FARM; WIND FARM; PUBLIC UTILITIES
FACILITIES AND BUILDINGS**

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by Lower Chanceford Township officials to amend the township's zoning ordinance to add regulations for solar and wind farms, to amend the regulations for public utility buildings and to add definitions for those uses. 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 not to adopt as written and requested staff get more information.

Staff report recommends Municipality not to adopt with staff comments.

A motion was made by Ms. Coble to approve Project 18-026 with the following additional comments that stormwater management provisions be removed from the zoning ordinance and addressed in a separate stormwater ordinance, and for stronger language in staff comment 1.a.iv. indicating the fee is not appropriate in the Zoning Ordinance. Mr. Brenneman seconded the motion. Motion carried.

- e. **YCPC #18-028
PARADISE TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT:
ACCESSORY USES; OUTDOOR STORAGE; AND PARKING**

PROJECT DESCRIPTION

This project involves a proposal by Paradise Township officials to amend the township's zoning ordinance by revising various sections throughout the 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 as written.

Staff report recommends Municipality to adopt with staff comments.

A motion was made by Mr. Brenneman to approve Project 18-028 as submitted. Ms. Coble seconded the motion. Motion carried.

- f. **YCPC #18-029
SPRINGETTSBURY TOWNSHIP ZONING ORDINANCE AMENDMENT MAP:
TOWN CENTER OVERLAY**

PROJECT DESCRIPTION

The purpose of the project is to review and comment on the Springettsbury Township's request to amend the Springettsbury Township Zoning Map by adding three (3) parcels to the (T-C) Town Center Overlay. The parcels are located in the central portion of the township on the north side of Whiteford Road, west of Mt. Zion Road. 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 as written.

Staff report recommends Municipality to adopt with staff comments.

A motion was made by Mr. Brenneman to approve Project 18-029 as submitted. Ms. Coble seconded the motion. Motion carried.

- g. **YCPC #18-030
SPRINGETTSBURY TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT:
EXISTING ENCLOSED SHOPPING MALLS, CASINO AND GAMBLING
FACILITIES AND PAWN SHOPS**

PROJECT DESCRIPTION

The purpose of the project is to review and comment on Springettsbury Township's request to amend the Springettsbury Township Zoning Ordinance to limit the applicability of the Town Center Overlay to an enclosed shopping mall and to provide regulations for casino and gambling facilities and pawn shops. 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 a revision to Article 33 per staff comments.

Staff report recommends Municipality not to adopt with staff comments.

A motion was made by Ms. Coble to approve Project 18-030 as submitted. Mr. Brenneman seconded the motion. Motion carried.

h. Contract for website redesign – Tanya Wall, Chief of Information Systems

Ms. Wall discussed the deficiencies in the current website design and the advantages that CivicPlus can provide. CivicPlus has over 3,000 government sites that they maintain. The website will now be a secured website that gives a secured certificate. The changeover will begin in August and the new website will be launched the end of November. There is a service agreement that will provide for a long term commitment between CivicPlus and the YCPC.

A motion was made by Ms. Coble to approve the Contract with CivicPlus for the YCPC web upgrade and hosting. Mr. Brenneman seconded the motion. Motion carried.

XI. OTHER BUSINESS

York County Hazard Mitigation Plan Overview – Roy Livergood, Senior Planner

Mr. Livergood spoke about the York County Hazard Mitigation Plan. The 45 day public review begins on July 23rd. There will be a public meeting on July 31st in the early afternoon and the evening to accommodate peoples schedules. After 45 days and a public meeting the plan will be sent to PEMA for review. When PEMA has finished their review the plan will be forwarded to FEMA for review. Adoption by the County would be November at the earliest.

XI. PERSONNEL

None

IX. UNFINISHED BUSINESS

Proposed Electric Transmission Line

A discussion was held concerning the memo that Mr. Gobrecht had emailed to the Commission members prior to this meeting.

XI. ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 8:55 p.m.

Respectfully submitted,

Kim Baker
Administrative Assistant