

**YORK COUNTY PLANNING COMMISSION
TUESDAY, August 21, 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, Mary Coble, Cheryl Wormley, Matthew Chronister, Brian Brenneman, Thomas W. Earp, Sean Kenny

Members Absent: None

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

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

Others: Jay Young, Dillsburg Arts Council; Chris Moncheck; Tom Lang

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. Brenneman, voted on and carried as stated.

IV. COMMUNICATIONS

a. Project Review Correspondence was provided

b. Acknowledgements

None

V. FINANCIAL REPORT

July 2018 Financial Report for Review and Comment

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

VI. COMMITTEE REPORTS

Senior Initiatives Committee

Mr. Leitholf reported that a meeting will be held tomorrow for eight developers of Senior Housing in York County. The purpose of this meeting is to gather information on the challenges some of the developers face in York County for construction of senior housing. The following Wednesday a meeting will be held with Municipal Officials to which some of the Commissioners have been invited. There will be a meeting with the senior support agencies in the near future. These preliminary discussions will help shape how to move forward for the larger group meeting in September or October.

VII. STAFF REPORTS

Ms. Dell reported that the M'Callister Inn in Hanover has been closed down. All the former tenants have been relocated to similar or better apartments in the region. The M'Calister Inn will be transferred to the Redevelopment Authority who will develop it for a new housing option with market rate rents. The Transportation division is working with the new County Bridge Engineer to help with the transition. Other reports were enclosed in the meeting packet.

VIII. SOLICITOR'S REPORT

Attorney Rehmeier stated he is still working with the Housing Group and attends the Loan Committee Meetings. He has been working on the M'Calister Inn with the Planning Commission. He's has been helping with other housing documents and occasionally with Transportation matters

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.

- f. York County Heritage Program – Anne Walko, Senior Planner
The York County Heritage Program is proud to present the 2018 York County heritage Program applications for approval.

Stewartstown Historical Society is home to a collection of artifacts and records from the Stewartstown Railroad, Stewartstown Borough, Fawn and Hopewell Townships. Heritage Day Program, A Program of the Dillsburg Arts and Revitalization Council provides a local history and heritage education program to students in the Northern York County School District. Dillsburg Arts and Revitalization Council previously was approved into the Heritage Program for the Historic Monaghan Church in 2016. With the addition of these two resources York County has added 47 heritage sites over the past ten years to the York County Heritage Program.

Jay Young, from the Dillsburg Arts and Revitalization Council stated that the impact of the heritage program helps the Arts and Revitalization Council to save and preserve the history of Dillsburg. The promotion of the Monaghan Church in educating the children adds value to their program. Just the name of the York County Heritage Program adds value to the program and gets people's attention along with the fact that the County supports these programs.

A motion was made by Ms. Coble that the two heritage sites of the official heritage resources of Stewartstown Historical Society and the Heritage Day Program of the Dillsburg Arts and Revitalization Council be approved as members of the York County Heritage Program. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

- a. **YCPC #18-031
HELLAM TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT: EVENT
VENUE**

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 to add provisions for an event venue. 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.

Staff report recommends Municipality not to adopt with staff comments.

A motion was made by Ms. Coble to approve the staff report for Project #18-031 with an additional comment that edits be made to items 3a, d and m. Mr. Brenneman seconded the motion. Motion carried.

Mr. Tom Lang and Mr. Chris Moncheck spoke to the Commissioners about this project and the impact it would have on the neighborhood and the Rural Ag Residential Area of the Township.

**b. YCPC #18-032
HELLAM TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT: SIGNS**

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 signs. This amendment has been submitted in accordance with Section 609 (e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended to adopt as written with the addition of staff comments.

Staff report recommends Municipality to adopt with staff comments.

A motion was made by Ms. Coble to approve the staff report of Project #18-032 as presented. Mr. Brenneman seconded the motion. Motion carried.

**c. YCPC #18-033
MONAGHAN TOWNSHIP ZONING ORDINANCE AMENDMENT
TEXT: DEFINITIONS, HOME-BASED BUSINESS, ECHO HOUSING, NON-
COMMERCIAL KEEPING OF LIVESTOCK, DWELLINGS, ALTERNATIVE
ENERGY SYSTEMS AND FACILITIES, ACCESSORY USE SETBACKS,
RETAIL SALE OF GOODS AND SERVICES, RESTAURANTS, OUTDOOR
FIREPLACES AND RECREATIONAL FIRES, UNENCLOSED STORAGE, OFF-
STREET LOADING FACILITIES, OUTDOOR SIGNS, ROADWAY
CLASSIFICATIONS, ON-LOT SEWAGE DISPOSAL SYSTEMS, DOMESTIC
KEEPING OF HORSES, NON-TRADITIONAL STORAGE UNITS, DISCHARGE
OF FIREARMS ON PRIVATE PROPERTY, OUTDOOR WOOD-FIRE
BOILERS, MEDICAL MARIJUANA FACILITIES, NONCONFORMITIES, AND
PERMITS**

PROJECT DESCRIPTION

The purpose of the project is to review and comment on Monaghan Township's request to amend the Monaghan Township Zoning Ordinance with regard to specific definitions, home-based business, ECHO Housing, non-commercial keeping of livestock, dwellings, alternative energy systems and facilities, accessory use setbacks, retail sale of goods and services, restaurants, outdoor fireplaces and recreational fires, unenclosed storage, off-street loading facilities, outdoor signs, roadway classifications, on-lot sewage disposal systems, domestic keeping of horses, non-traditional storage units, discharge of firearms

on private property, outdoor wood-fired boilers, medical marijuana facilities, nonconformities, and permits. 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 with the addition of staff comments.

Staff report recommends Municipality not to adopt with staff comments.

A motion was made by Ms. Coble to approve the staff report for Project 18-033 with the comments that alternative energy should be a stand alone ordinance, medical marijuana provisions should identify the State Law by reference, and the discharge of firearms should identify the State Law by reference. Mr. Brenneman seconded the motion. Motion carried.

- d. **YCPC #18-034
SPRINGETTSBURY TOWNSHIP ZONING ORDINANCE AMENDMENT
TEXT: RECREATIONAL VEHICLE, BOAT OR TRAILER**

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 revise the requirement for parking and storage of recreational vehicles, boats and trailers. The proposed amendment is being submitted for recommendation in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code.

The LGAC Executive Committee stated they needed more clarification on the Zoning Ordinance.

Staff report recommends Municipality to adopt with staff comments.

A motion was made by Mr. Chronister that the staff report Project 18-034 be revised to recommend that the municipality not adopt the amendment. This subject in Item F of storing or parking a recreational vehicle, boat or trailer needs more consideration. This subject needs to be looked at for the larger issues. Mr. Brenneman seconded the motion. Motion carried.

- e. **YCPC #18-035
MANCHESTER TOWNSHIP ZONING ORDINANCE AMENDMENT MAP:
RESIDENTIAL LOW DENSITY (RL) TO INDUSTRIAL (I)**

PROJECT DESCRIPTION

The purpose of the project is to review and comment on Manchester Township's request, on behalf of a developer, to amend the Manchester Township Zoning Map by rezoning a parcel of land located in the north central region of the township. The rezoning site is located in the 700 block of Farmbrook Lane. The developer is requesting that the site be rezoned from Residential Low Density (RL) to Industrial (I). 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 not to adopt as written.

Staff report recommends Municipality not to adopt with staff comments.

A motion was made by Mr. Brenneman to approve the staff report for Project 18-035 as submitted. Mr. Kenney seconded the motion. Motion carried.

IX. UNFINISHED BUSINESS

Proposed Electric Transmission Line

Mr. Gobrecht discussed the Consumer Bulletin from the Office of Consumer Advocate about the Additional Public Input Hearing regarding the Transource Pennsylvania LLC (Transource) East and West Transmission Line Applications and Other Related Filings. The Public Input Hearings will be held in York County: Thursday, September 20, 2018 at 1:00 p.m. and 6:00 p.m. located at the Airville Volunteer Fire Department, 3576 Delta Road, Airville, PA 17302.

XI. OTHER BUSINESS

Annual Review of Solicitor Services

Ms. Dell stated under the Planning Commission policy that was approved in December, 1997, the Planning Commission is to conduct a performance evaluation of the solicitor in August of each year.

The Planning Commission is very pleased with the service we receive from Attorney Rehmeyer and his colleague, Attorney Nentwig. They have a good understanding of the unique role the Commission plays within County government. In addition, we always receive a timely response on issues and the advice has served us well.

XII. PERSONNEL

None

XIII. ADJOURNMENT

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

Respectfully submitted,

Kim Baker
Administrative Assistant

SECRET

CONFIDENTIAL - SECURITY INFORMATION

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