

**YORK COUNTY PLANNING COMMISSION  
TUESDAY, September 18, 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; Mike Shaffer, Senior Planner

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

Others: Charles Zitnick, Conewago Township, Brian Kovachik

Reporters: Lindsey O’Laughlin, York Dispatch

**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. Clark, voted on and carried as stated.**

**IV. COMMUNICATIONS**

**a.** Project Review Correspondence was provided

**b.** Acknowledgements

i) Ian Gemmill, a high school student sent a thank you note to the YCPC expressing his thanks for the day he spent shadowing various staff.

- ii) The York County Conservation District (YCCD) awarded Lindsay Gerner the 2018 Outstanding Environmental Educator.
- iii) Steve and Mary Maggi wrote a note to express their appreciation to the Weatherization Program staff for their professionalism and patience in explaining the Weatherization process.
- iv) The YCPC would like to recognize Lindsay O’Laughlin as the new York County Reporter for the York Dispatch.

**V. FINANCIAL REPORT**

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

**VI. COMMITTEE REPORTS**

Senior Initiatives Committee – Ms. Coble stated that several Subcommittees had met. The last subcommittee to meet would be Senior Communities. Currently, there is no date set for this meeting. There was a meeting with staff, several planning commissioners and the consultant to determine the direction that this committee would pursue.

Ms. Coble recognized the work of Kurt Leitholf, the consultant, Dory Brannon, Terry Ruby and Joiann Galiano for the work they have done on this project, along with Mike Pritchard and the administrative staff.

**VII. STAFF REPORTS**

Mr. Gobrecht spoke about the upcoming change to the YCPC website. CivicPlus is doing the new website. The website will be trimmed down using the strategic plan and Google Analytics. This will keep our website current with fresh information. CivicPlus websites provide tools and functionality that are easy for the general public to use. The current timeline is to complete the new website in February. CivicPlus only does governmental websites.

**VIII. SOLICITOR’S REPORT**

Attorney Rehmeier stated he continues to assist the Housing Division with the M’Calister Inn, the Loan Committee and documents for the short sale of property requests that have been received. Attorney Rehmeier is also continuing to help with the Stormwater Project.

**IX. UNFINISHED BUSINESS**

Mr. Gobrecht reported that PJM has re-evaluated its cost benefit and changed the cost benefit from \$1.32 to \$1.41. This update to the cost benefit was recently done without receiving new bids for the project. The recent newspaper articles have been more favorable towards this project. There will be two meetings on Thursday, September 20<sup>th</sup> at the Airville Fire Hall. The first meeting will begin at 1:00 pm and the second meeting will begin at 6:00 pm. The meetings will hear testimony regarding the use of eminent domain.

**X. NEW BUSINESS**

**a. YCPC #18-036**

**WEST MANCHESTER TOWNSHIP ZONING ORDINANCE AMENDMENT  
TEXT: REGIONAL COMMERCIAL ZONE PERMITTED USES**

**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 a new permitted use in the Regional Commercial 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 adopt as written.

Staff report recommends Municipality adopt with staff comments.

**A motion was made by Ms. Coble to approve the staff report for Project #18-036 as presented. Mr. Brenneman seconded the motion, voted on and carried as stated. Mr. Kuhl abstained from the vote.**

**b. YCPC #18-037**

**HEIDELBERG TOWNSHIP ZONING ORDINANCE AMENDMENT MAP:  
DESIGNATED GROWTH AREA INDUSTRIAL DISTRICT (DGA-I) TO RURAL  
RESOURCE AREA AGRICULTURAL DISTRICT (RRA-A)**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal to amend the Heidelberg Township Zoning Map by rezoning two (2) parcels of land identified as PIN# 33-000-DE-0083 (Parcel 83) and PIN# 33-000-DE-0082 (Parcel 82) from Designated Growth Area Industrial District (DGA-I) to Rural Resource Area Agricultural District (RRA-A). The property owner has requested this rezoning in order to preserve the farm.

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 to adopt as written.

Staff report recommends Municipality to adopt with staff comments.

**A motion was made by Ms. Coble to approve the staff report for Project #18-037 as presented. Mr. Brenneman seconded the motion, voted on and carried as stated.**

- c. **YCPC #18-038  
HEIDELBERG TOWNSHIP ZONING ORDINANCE AMENDMENT MAP:  
DESIGNATED GROWTH AREA MIXED RESIDENTIAL DISTRICT (DGA-MR)  
TO DESIGNATED GROWTH AREA COMMERCIAL DISTRICT (DGA-C)**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal to amend the Heidelberg Township Zoning Map by rezoning two (2) parcels of land identified as PIN# 33-000-EE-0159-G (Parcel 159G) and PIN# 33-000-1059-E (Parcel 159E) from Designated Growth Area Mixed Residential District (DGA-MR) to Designated Growth Area Commercial District (DGA-C). 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 to adopt with staff comments.

**A motion was made by Ms. Coble to approve the staff report for Project #18-038 as presented. Mr. Brenneman seconded the motion, voted on and carried as stated.**

- d. **YCPC #18-039  
PEACH BOTTOM TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT  
TEXT: PRIVATE STREETS**

**PROJECT DESCRIPTION**

The purpose of this project is to review and comment on a proposal by Peach Bottom Township Officials to amend the township's subdivision and land development ordinance by amending provisions for private streets. This amendment has been submitted for review in accordance with Section 505(b) of the Pennsylvania Municipalities Planning Code (PA MPC).

The LGAC Executive Committee recommended to adopt with suggested amendments.

Staff report recommends Municipality not adopt with staff comments.

**A motion was made by Ms. Coble that the staff report Project #18-039 be revised to recommend that the municipality not adopt the amendment. The ordinance for final dedication of a road should include the entire street and not sections of the street. Mr. Brenneman seconded the motion, voted on and carried as stated. Mr. Earp opposed.**

- e. **YCPC #18-040  
PLACES 2040: LANCASTER COUNTY COMPREHENSIVE PLAN  
COMPREHENSIVE PLAN**

**PROJECT DESCRIPTION**

Lancaster County has submitted Places 2040: The Lancaster County 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 reviewed the Lancaster County Comprehensive Plan.

Staff report recommends Municipality to adopt with staff comments.

**A motion was made by Ms. Coble to approve the staff report for Project #18-040 as presented. Mr. Kenny seconded the motion, voted on and carried as stated.**

- f. **YCPC #18-041  
CONEWAGO TOWNSHIP ZONING ORDINANCE AMENDMENT MAP:  
AGRICULTURE (A) TO INDUSTRIAL (I)**

**PROJECT DESCRIPTION**

The purpose of the project is to review and comment on the Conewago Township's request, on behalf of a developer, to amend the Conewago Township Zoning Map by rezoning a parcel of land located in the north central region of the township. The rezoning site is located south of Cloverleaf Road, east of Butter Road and north of Greenspring Road. The developer is requesting that the site be rezoned from Agriculture (A) to Industrial (I). The proposed amendment is being submitted for recommendations 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.

Mr. Zitnick stated that this Amendment to the Zoning Ordinance Map was denied by the Conewago Township Planning Commission. The objections included the use of a local road for trucks to access Interstate 83 and the number of warehouses south of this project. Currently, the roads do not meet the requirements for tractor trailers.

Mr. Kovachik stated this is outside the growth boundary and that the agreement to purchase 1.5 acres to access Cloverleaf Road would mean the trucks would enter the local road system .3 miles from the interchange. The soil quality for the 1.5 acres is low for farming.

Mr. Clark stated that the lots could not be joined until the Township Zoning is changed for the lots.

**A motion was made by Mr. Clark to approve the staff report for project #18-041 as presented. Ms. Coble seconded, voted on and carried as stated.**

**g. Proposed 2019 Budget for approval to submit to York County.**

Ms. Dell presented the Planning Commission draft budget for 2019. This budget will be a balanced budget with no increase from the County General Fund. The plan review fees have not increased in the past 2-3 years; however, due to more submissions the planning fee income has increased.

**A motion was made by Mr. Brenneman to approve the Proposed 2019 Budget to be submitted to the County as presented. Mr. Chronister seconded, voted on and carried as stated.**

**IX. UNFINISHED BUSINESS**

Stormwater Authority Implementation Plan – Progress Report

Ms. Dell presented an update on the Stormwater Authority Implementation Plan. The presentation included stormwater actions, time lines, fees/credits, services and staffing, and watershed implementation plans.

**XI. OTHER BUSINESS**

None

**XII. PERSONNEL**

None

**XIII. ADJOURNMENT**

There being no additional business, Chairman Kuhl adjourned the meeting at 9:37 p.m.

Respectfully submitted,

Kim Baker  
Administrative Assistant