

**YORK COUNTY PLANNING COMMISSION
TUESDAY, SEPTEMBER 19, 2017 - 7:00 P.M.
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 7:05 p.m.

I. ROLL CALL

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

Members Absent: None

Staff: Felicia Dell, Director; Wade Gobrecht, Assistant Director; Terry Ruby, Senior Planner; Roy Livergood, Senior Planner; Heather Bitner, Senior Planner; Sharon Boyer, Senior Planner, Kurt Leitholf, Chief of Municipal Planning; Will Clark, Chief of Transportation.

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

Others: Christopher Naylor from Barley Snyder

Reporters: Jana Bencoter from The York Dispatch

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

A motion was made by Ms. Coble that the revised August Minutes provided at the meeting 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

Mr. Kuhl acknowledged Felicia Dell for working with the newspaper on the power line story.

V. FINANCIAL REPORT

- a. August Financial Report for Review and Comment
Ms. Dell reviewed the August 2017 Financial reports.
Chairman Kuhl acknowledged receipt of the August Financial Report and noted it will be filed for the annual audit.

- b. Pennsylvania Municipal Retirement System Minimum Municipal Obligation (MMO) for 2018 presentation and approval.
Ms. Dell explained The Minimum Municipal Obligation for the York County Planning Commission Pension Plan for the Plan Year 2018. This figure is comparable to what was paid in 2017.

Ms. Coble made a motion to acknowledge the review of the Minimum Municipal Obligation for the York County Planning Commission Plan for the Plan Year 2018. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

VI. COMMITTEE REPORTS

Senior Issues Initiative Committee Report

Ms. Coble stated on August 16th a meeting was held with the Lancaster County Planning Commission, staff, Commission members, representatives from Community Basics, Presbyterian Senior Living, Lancaster Housing Opportunity Partnership, WellSpan, Healthy York County Coalition, and Embracing Aging. Also a tour was taken of several Lancaster County senior housing projects on September 7, 2017. The committee is meeting to determine what efforts would be most beneficial to our municipalities.

VII. STAFF REPORTS

Ms. Dell highlighted different items from the division staff reports.

VIII. SOLICITOR'S REPORT

Attorney Rehmeyer reported that Christine Nentwig has been providing support on personnel issues to the Planning Commission. Attorney Rehmeyer has been working with the Chesapeake Bay Pollutant Reduction Plan (CBPRP) Intergovernmental Cooperation Agreement.

IX. UNFINISHED BUSINESS

Mr. Livergood and Mr. Gobrecht presented information on the meetings with PJM, Transource and the Pennsylvania Farm Bureau. There was a discussion about the

differences between a Protester and Intervener under the PUC process. Both of these options would require legal representation.

Mr. Kevin Clark has a personal interest as a landowner in the vicinity of one of the proposed transmission line routes and is a member of a Facebook group called Stop Transource in Pennsylvania and Maryland. Mr. Kuhl asked if anyone had an objection to Mr. Clark's participation on this vote. Hearing no objections, Mr. Clark could participate in the vote.

Ms. Coble made a motion that the Planning Commission register its intent to pursue as an intervener in the PUC process for this project, to advise the County Commissioners of that intent, and to engage HMS legal for assistance to develop a potential legal position and evaluate the likelihood of the impact or success. The motion was seconded by Mr. Brenneman, voted on and carried as stated with one opposed.

X. NEW BUSINESS

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

a. YCPC PROJECT #17-032 DOVER TOWNSHIP ZONING ORDINANCE AMENDMENT MAP: R-1 RESIDENTIAL TO R-3 RESIDENTIAL

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 (Parcel 98) from Low Density Residential (R-1) to Medium Density Residential (R-3). 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 approve the amendment until mapping issues are addressed.

Staff report recommends Municipality not to adopt with staff comments.

Ms. Coble made a motion to approve the staff report for Project 17-032 with the typographical changes. The motion was seconded by Mr. Brenneman, voted on and carried as stated. This vote carried with one opposed.

b. YCPC PROJECT #17-033 DOVER TOWNSHIP ZONING ORDINANCE AMENDMENT MAP: R-1 RESIDENTIAL TO COMMERCIAL (C)

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 portion of a parcel of land (Parcel 43A) from Low Density Residential (R-1) to Commercial (C). This proposal is being made by Dover Township. 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 approval.

Staff report recommends Municipality adopt with staff comments.

Ms. Coble made a motion to approve the staff report for Project 17-033 as presented. The motion was seconded by Mr. Kenny, voted on and carried as stated.

c. YCPC PROJECT #17-036

YORK TOWNSHIP ZONING ORDINANCE AMENDMENT: COMMERCIAL OFFICE (CO) TO RESIDENTIAL HIGH DENSITY (RH)

PROJECT DESCRIPTION

The purpose of this project is to review and comment on a proposal by a property owner to rezone approximately 59 acres of land from Commercial Office (CO) to Residential High Density (RH). The property is located between South Queen Street and Springwood Road, south of I-83 in York Township. 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 Municipality recommended to adopt with staff comments.

Staff report recommends Municipality adopt with staff comments.

Ms. Coble made a motion that the staff report for Project 17-036 be approved as presented. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

XI. OTHER BUSINESS

a. Ms. Dell discussed the 2018 Draft Budget Proposal with the Commission.

Mr. Brenneman made a motion to approve the 2018 Draft Budget for submission to the County. The motion was seconded by Ms. Coble, voted on and carried as stated.

b. Transportation Report Presentation

- i. Mr. Will Clark discussed the \$5.00 Registration Fee Update. The County has received 1.1 million dollars and should be receiving another 1 million dollars over the next 6 months. The County is hoping to receive an additional 2 million dollars from PennDOT, which would be used for the College Avenue Bridge.

- ii. Ms. Bitner presented the Safety Project Evaluations Report and explained how the Transportation division uses the data collected five years before and five years after improvements are made to show the difference the safety improvements have made to the roadway.

XII. PERSONNEL

None

XIII. ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Kim Baker
Administrative Assistant