

**YORK COUNTY PLANNING COMMISSION
MONDAY, June 22, 2015 - 7:00 P.M.
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 7:00 p.m.

ROLL CALL

Members Present: Walter Kuhl, Mary Coble, Eric Bortner, Thomas Earp, Kevin Clark, Sean Kenny, Trisha Lang, Matthew Chronister

Members Absent: Brian Brenneman

Staff: Felicia Dell, Dir.; Sharon Reynolds, Sr. Planner; Kurt Leitholf, Chief of Municipal Planning; Karen Hawkins, Recording Secretary

Solicitor: Attorney Jeffrey Rehmeyer II, CGA Law Firm

Others: None

Reporter: None

PUBLIC COMMENT

No public comment was received.

APPROVAL OF MINUTES

Ms. Coble **made a motion for approval of the May 26, 2015 minutes.** The motion was seconded by Mr. Clark, voted on and carried, as submitted.

COMMUNICATIONS

a. **Project Review Correspondence**

The list was submitted to the file by Chairman Kuhl.

b. **Acknowledgments**

Mr. Kuhl welcomed Matthew Chronister as the newest Planning Commission member.

Mr. Kuhl stated there was an Acknowledgement for Wade Gobrecht from the County GIS Professionals Association of Pennsylvania for his commitment to GIS work at the county level and dedication to the goal of improving geospatial practices in Pennsylvania.

Mr. Kuhl thanked the Staff for arranging the tour of the 911 Facility.

Mr. Kuhl received an acknowledgment from Dillsburg Elementary school for supporting their Envirothon.

Mr. Kuhl read a thank you from the Pennsylvania Water Environment Association for Ms. Dell for providing a presentation at a technical session during PennTec 2015.

FINANCIAL REPORT

a. May Financial Report for Review and Comment

Ms. Dell reviewed the Financial Report for May, highlighting the Revenues and Expenses.

Mr. Kuhl acknowledged receipt of the financial report and noted it would be placed in the file for the annual audit.

COMMITTEE REPORTS

a. Alternative Energy Committee

Ms. Coble stated that they are in the process of setting up the next meeting. Mr. Leitholf stated that they may not need to set up another meeting once they receive the draft from Jeff Rehmeier.

b. Report of New Member Committee

Ms. Coble stated that they had met and recommended a new member. Matthew Chronister was appointed to the Commission by the York County Board of Commissioners.

c. Intensive Agriculture Committee

Ms. Coble state that they met on June 2, 2015. After good discussion they have decided to keep the committee intact but will not meet again to discuss any changes that may have occurred until the end of the year.

STAFF REPORTS

Ms. Dell stated that she would be doing a presentation near the end of the meeting. Mr. Clark questioned if there is a file for anyone using LIHEAP assistance more than once. Ms. Dell stated that you can only receive the weatherization once per address, but she is not sure about crisis assistance. She will follow up.

SOLICITOR'S REPORT

Attorney Rehmeyer stated that he is working with Ms. Shellenberger and Ms. Dell on the Stormwater Consortium project contract. Mr. Rehmeyer will be reviewing the geothermal ordinance. Mr. Rehmeyer is also working with Ms. Brannon and Ms. Dell on housing enforcement and compliance issues. He is also working with Ms. Dell on Parliamentary Procedure guides.

UNFINISHED BUSINESS

None

NEW BUSINESS

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

**YCPC PROJECT #15-022
CODORUS TOWNSHIP
ZONING ORDINANCE AMENDMENT**

Text: Various amendments involving: Definitions; Use Regulations; Supplemental Regulations; Signs; and Special Exception Applications

The purpose of this project is to review and comment on a proposal by Codorus Township Officials to amend the Codorus Township Zoning Ordinance. The proposed Ordinance is being submitted for recommendations in accordance with Section 607(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends the Zoning Ordinance Amendment be not be adopted as submitted, offering comments/concerns for consideration.

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it not be adopted as submitted.

After a brief discussion, Ms. Coble **made a motion to recommend the Zoning Ordinance Amendment not be adopted** as submitted, offering comments/concerns for consideration, including a copy of the letter from the PA Attorney General to Peach Bottom Township. The motion was seconded by Mr. Kenny, voted on and carried as stated.

**YCPC PROJECT #15-023
CODORUS TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT
TEXT: Definitions; Sketch Plan Requirements; Fees; Agricultural Subdivision; and Stormwater**

The purpose of this project is to review and comment on a proposal by Codorus Township Officials to amend the Codorus Township Subdivision and Land Development Ordinance. This amendment

is being submitted for recommendations in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends the Subdivision and Land Development Ordinance not be adopted as submitted.

The LGAC Executive Committee reviewed the proposed Subdivision and Land Development Ordinance and recommends it not be adopted as submitted.

After a brief discussion, Mr. Clark **made a motion to recommend the Subdivision and Land Development Ordinance Amendment not be adopted as submitted.** The motion was seconded by Ms. Coble, voted on and carried as stated.

CONSENT AGENDA

The staff reports of the following projects: **#15-020, #15-021, and #15-024** were agreed to make up this month's Consent Agenda. Ms. Coble made a motion to accept the Consent Agenda, seconded by Mr. Bortner, voted on and carried as stated.

YCPC PROJECT #15-0020 LOWER CHANCEFORD TOWNSHIP ZONING ORDINANCE AMENDMENT TEXT: RECREATIONAL VEHICLES; JUNKYARD

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 Recreational Vehicles and to amend regulations for Junkyards. These amendments have been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends the Zoning Ordinance Amendment be adopted as submitted.

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it be adopted as submitted.

YCPC PROJECT #15-021 WEST MANCHESTER TOWNSHIP ZONING ORDINANCE AMENDMENT MAP: R-3 Residential (R3) to Mixed Use (MU)

The purpose of this project is to review and comment on a proposal by a property owner to amend the Township's Official Zoning Map by rezoning three (3) parcels of land (Parcels 20, 21

and 22). This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends the Zoning Ordinance Amendment be adopted as submitted.

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it be adopted as submitted.

**YCPC PROJECT #15-024
FELTON BOROUGH
ZONING ORDINANCE AMENDMENT
TEXT: ACCESSORY USES**

The purpose of this project is to review and comment on a proposal by Felton Borough Officials to amend the Borough's Zoning Ordinance to permit accessory uses and buildings in the Rural Agricultural (RA) Zone. This amendment has been submitted for review in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends the Zoning Ordinance Amendment be adopted as submitted.

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment and recommended it be adopted as submitted.

OTHER BUSINESS

a. Stormwater Presentation

Ms. Dell gave an overview of the Stormwater and plans YCPC has developed, to help the county and municipalities meet Federal Clean Water goals.

PERSONNEL

a. Program Reporting Specialist – Recommendation to hire

Ms. Dell highlighted the memo and resume for Ms. Kelly Blechertas for the position of Senior Program Reporting Specialist.

There being no questions or comments, Ms. Coble **made a motion for approval of Ms. Blechertas to the position of Senior Program Reporting Specialist at the recommendation of the Director, at the recommended salary.** The motion was seconded by Mr. Kenny, voted on and carried as stated.

ADJOURNMENT

There being no additional business, Mr. Kuhl adjourned the meeting at 8:00 pm.

Respectfully submitted,

Karen Hawkins
Administrative Assistant