YORK COUNTY PLANNING COMMISSION
TUESDAY, January 19, 2016 - 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, Kevin Clark, Thomas Earp, Sean Kenny, Matthew Chronister

Members Absent: Brian Brenneman

Staff: Felicia Dell, Dir.; Joe Heffner, Asst. Dir.; Kurt Leitholf, Chief of Municipal Planning; Sharon Reynolds, Sr. Planner; Will Clark, Chief of Transportation Planning; Karen Hawkins, Recording Secretary

Solicitor: Attorney Jeffrey Rehmeyer II, CGA Law Firm

Others: Susan Byrnes, President Commissioner; Stacey MacNeal, KHP; Paul McCleary, Hallam Borough; Ambrose Heinz, Stevens & Lee

Reporter: None

REORGANIZATION

a. Nominating Committee for 2016

Ms. Coble stated that the Nominating Committee is recommending the current officers for the year 2015 be moved forward to 2016 as follows:

Walter Kuhl, Chairman
Mary Coble, Vice-Chairman
Sean Kenny, Secretary
Brian Brenneman, Treasurer

Ms. Coble **made a motion that the nominations be closed**. The motion was seconded by Mr. Bortner, voted on and carried as stated.

b. Election of 2016 YCPC Officers

Ms. Coble **made a motion for approval of the recommended slate of officers for the year 2016**. The motion was seconded by Mr. Clark, voted on and carried as stated.

c. Appointment of Solicitor

Ms. Coble **made a motion that CGA Law represented by Atty. Rehmeyer be appointed as solicitor for the Planning Commission for 2016.** The motion was seconded by Mr. Kenny, voted on and carried as stated.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Ms. Coble made a motion to approve the minutes from December 28, 2015. The motion was seconded by Mr. Kenny, voted on and carried as stated.

COMMUNICATIONS

a. Project Review Correspondence

The list was submitted to the file by Chairman Kuhl.

b. Acknowledgments

Mr. Kuhl mentioned the news article reporting that the judge upheld the York County Planning Commission's position regarding the Valley Green Golf Course.

FINANCIAL REPORT

a. December Financial Report for Review and Comment

Ms. Dell reviewed the draft Financial Report for December, highlighting the Revenues and Expenses, noting that we ended the year in a positive situation. The final December financials will be available one the 2015 books are closed.

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

COMMITTEE REPORTS

a. Appointment Nominating Committee – Region 6

Ms. Coble stated that the committee hasn't met as of yet. Mr. Heffner stated that the position was recently advertised, we are accepting applications and the deadline is February 10, 2016. The committee will meet after that time.

STAFF REPORTS

Mr. Clark, Chief of Transportation Planning provided an overview of the Transportation Department. Mr. Clark also took a moment to thank his staff for the work that they do. Traffic counts account for 10-20 % of the work load. Mr. Clark stated that the other 80-90% of the work is done through the Metropolitan Planning Organization, which is responsible for Transportation Planning for the entire county. Mr. Clark then informed them that the Federal Highway and Federal Transit Administration conducted a Federally required performance review for the first time in August 2015. He stated that per that review there were no corrective actions, 19 recommendations and 14 commendations stating that we are a leader in the state regarding transportation planning techniques.

Mr. Kuhl questioned the progress of the Bridge Funding Fee. Mr. Clark stated that this hasn't been addressed as of yet. Mr. Chronister then asked what area this encompasses. The potential bridge fee would provide additional funding for County bridge repair and replacement.

Ms. Dell noted that it is challenging to address the transportation needs in some of the urbanized areas that identify with Harrisburg, Lancaster or Gettysburg but lie within York County.

SOLICITOR'S REPORT

Attorney Rehmeyer thanked everyone for the reappointment to serve as solicitor and looks forward to continuing in that role. Attorney Rehmeyer also stated that he will be handing out the statements of financial interest and that the deadline for these to be returned is May 1, 2016.

UNFINISHED BUSINESS

None

NEW BUSINESS

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

YCPC PROJECT #16-001
DOVER TOWNSHIP
ZONING ORDINANCE AMENDMENT
MAP: Low Density Residential (R-1) to Medium Density Residential (R-3)

The purpose of this project is to review and comment on a proposal to amend the Dover Township Zoning Map by rezoning five (5) parcels of land (Parcels 98, 98A, 97A, 99, and 100) from Low Density Residential (R-1) to Medium Density Residential (R-3). This proposal is being made by both a property owner and by Dover Township officials. The proposed rezoning of Parcel 98 is being made by a property owner to rezone Parcel 98 from Low Density Residential (R-1) to Medium Density Residential (R-3). The rezoning of Parcels 98A, 97A, 99, and 100 is being

proposed by Dover Township as the rezoning of Parcel 98 may create a "spot" zoning issue if these four (4) parcels remain zoned R-1. This map 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.

Ms. Coble questioned how much Low Density Residential (R-1) zone will be left if the changes are approved. Ms. Coble then also stated that she would like to see a change on page 3, comment 2 the wording should be changed from "should be amended" to "must be amended".

Ms. Coble **made a motion to recommend the Zoning Ordinance Amendment be adopted as submitted with the suggested revision**. The motion was seconded by Mr. Chronister, voted on and carried as stated.

YCPC PROJECT #16-002
WEST MANCHESTER TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: Shopping Centers and Minimum Lot Size and Width

The purpose of this project is to review and comment on a proposal by West Manchester Township to amend the Township's Zoning Ordinance. This project involves various amendments 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 staff of the York County Planning Commission recommends the Zoning Ordinance be adopted as submitted.

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

Ms. Coble **made a motion to recommend the Zoning Ordinance Amendment be adopted as submitted**. The motion was seconded by Mr. Kenny, voted on and carried as stated.

YCPC PROJECT #16-003
HALLAM BOROUGH
ZONING ORDINANCE AMENDMENT
MAP: Commercial (C) to Residential-Town (RT)

The purpose of this project is to review and comment on a request from Hallam Borough Officials to rezone four parcels of land from Commercial (C) to Residential-Town (RT). This is a revised rezoning request from Project #15-046 which was reviewed at the November 2015

YCPC meeting. This amendment is being reviewed 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.

Ms. Coble **made a motion to recommend the Zoning Ordinance Amendment be adopted as submitted**. The motion was seconded by Mr. Chronister, voted on and carried as stated.

YCPC PROJECT #16-004
HALLAM BOROUGH
ZONING ORDINANCE AMENDMENT
TEXT: Lot Area and Width; Special Exception Uses; Multi-Family Dwellings

The purpose of this project is to review and comment on a proposal by Hallam Borough Officials to amend the Borough's Zoning Ordinance to amend lot sizes in the Residential Town Zone (RT); to revised uses permitted by special exception in the Residential Outlying Zone (RO) and Commercial Zone (C); and to amend the specific criteria for multi-family uses. These amendments are being submitted 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 **not** be adopted as submitted.

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

Ms. Coble **made a motion to recommend the Zoning Ordinance Amendment not be adopted as submitted**. The motion was seconded by Mr. Chronister, voted on and carried as stated.

e. <u>YCPC Executive Committee Meeting</u>

Mr. Kuhl stated that per the bylaws, the Executive Committee must meet within the first quarter. They will try to schedule that meeting in February. If possible, it will be coordinated on the same day as the Appointment Nominating Committee meeting.

<u>OTHER BUSINESS</u>

None

PERSONNEL

None

ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 7:35 pm.

Respectfully submitted,

Karen Hawkins
Administrative Assistant