

**YORK COUNTY PLANNING COMMISSION
TUESDAY, April 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, Thomas Earp, Sean Kenny, Matthew Chronister, Robert Kruger

Members Absent: Brian Brenneman, Kevin Clark

Staff: Felicia Dell, Dir.; Joe Heffner, Asst. Dir.; Sharon Reynolds, Sr. Planner; Mike Shaffer, Sr. Planner; Roy Livergood, Sr. Planner; Karen Hawkins, Recording Secretary

Solicitor: Attorney Jeffrey Rehmeyer II, CGA Law Firm

Others: None

Reporter: None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Ms. Coble made a motion to approve the minutes from March 15, 2016. 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 noted that there were two recognitions in the Dillsburg Banner, one for Mr. Livergood from Franklintown Borough Council on the County Stormwater Management activities. Also, Mr. Leitholf was recognized for reporting to Monaghan Township on the same.

FINANCIAL REPORT

a. March Financial Report for Review and Comment

Ms. Dell reviewed the simulated Financial Report for March, highlighting the Revenues and Expenses. Ms. Dell noted that this will be the last simulated report for this year. The audit will be presented at the May meeting.

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

COMMITTEE REPORTS

None

STAFF REPORTS

Ms. Dell highlighted an item in the Transportation Report. The County Commissioners will consider increasing the vehicle registration fee by \$5.00 to take care of the county bridges. They are going to take action on it at next Wednesday's Commissioners meeting. Mr. Clark and Mr. Klinedinst will be making a presentation on this. Ms. Dell also mentioned that there is a team of staff members going out to each municipality to make presentations about our Stormwater initiatives, the idea of a Stormwater Authority and how we are moving forward to put that together. Mr. Kuhl suggested making WGAL aware to help get County residents aware. Ms. Dell also mentioned that Mr. Kenny through his directorship at the Farm and Natural Lands Trust, participated in a meeting with the YCPC staff, the County Commissioners and others to develop a more cohesive land preservation strategy. Ms. Coble also questioned the adaptive signals on Rt. 30 which included a discussion with Lebanon County. There was a brief discussion about the pros and cons of adaptive signal systems.

SOLICITOR'S REPORT

Mr. Rehmeier noted that he had reviewed the 2016 CDBG Contract and recommends this for approval. He also thanked the Planning Commission for their ongoing efforts in regards to the Statements of Financial interest. Mr. Rehmeier also mentioned that everyone should have received their invitation to the baseball game. Also, one of their attorneys is directing One Flew Over the Cuckoo's Nest and if anyone is interested in attending, he can get tickets for them.

UNFINISHED BUSINESS

a. River's Ridge Mobile Home Park - York Haven Borough

Mr. Shaffer briefly followed up on the River's Ridge Mobile Home Park that was presented at last month's Planning Commission meeting. The sketch plan was presented to York Haven Borough at the April 4, 2016 meeting. Mr. Shaffer reviewed the Borough solicitor's follow up letter to Mr. Brosius regarding the mobile home park. They will be requiring

Mr. Brosius to submit a land development plan for the 2 additional units and also stormwater permits. Ms. Coble noted that she has a personal interest with Mr. Hoover, who is the engineer for this project as he is a client of hers.

NEW BUSINESS

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

**YCPC PROJECT #16-010
JACKSON TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: Accessory Dwelling Units; Public Buildings/Facilities;
Flood Plain; Non-attached Structures;
Non-Commercial Keeping of Chickens; and Building Permits**

The purpose of this project is to review and comment on a proposal by Jackson Township Officials to amend various sections in the Jackson Township Zoning 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 Zoning Ordinance Amendment **not** be adopted as submitted.

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

Ms. Coble questioned the extensive requirements for an accessory dwelling unit, which is temporary. She questioned what happens when the original parties are no longer in residence. Must they remove the accessory dwelling unit? Ms. Reynolds stated that she was unsure what the conversion back entails. Mr. Kuhl also questioned the contradicting regulations for Non-Commercial Keeping of Chickens. Discussion ensued. Ms. Coble suggested reviewing the contradicting statements and inconsistencies for Non-Commercial Keeping of Chickens and clarifying them.

Ms. Coble **made a motion to amend the staff report to include the suggested revision and to recommend the Zoning Ordinance Amendment, not be adopted as submitted.** The motion was seconded by Mr. Bortner, voted on and carried as stated.

**YCPC PROJECT #16-011
NORTH CODORUS TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: Uses; Banquet Hall; and Use Regulations**

The purpose of the project is to review and comment on a proposal by North Codorus Township Officials to amend various sections throughout the North Codorus Township Zoning 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 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. Bortner, voted on and carried as stated.

DELTA BOROUGH SUBDIVISION

Ms. Reynolds stated that this a proposed subdivision for a vacant parcel into two residential lots on Park Street, which is a dead end street. The recommendation is to table this plan because Delta Borough has not had a chance to review the plan. Their meeting is tonight. Ms. Coble questioned the review letter, and the use of “should be done” she stated it should be changed to either “must be done” or “shall be done” to be consistent with the County SALDO language.

Ms. Coble **made a motion to revise the comment letter as noted and to table the Delta Subdivision until the next meeting.** The motion was seconded by Mr. Chronister, voted on and carried as stated.

HAZARD MITIGATION PLAN – ANNUAL REVIEW

Mr. Livergood introduced himself and reviewed the Hazard Mitigation activities related to the York County Hazard Mitigation Plan for the period starting April 2015 and ending March 2016. Mr. Livergood asked for comments or questions, there were none.

OTHER BUSINESS

- a. 2016 CDBG Contract – York County Comprehensive Plan

Ms. Coble **made a motion to approve the 2016 CDBG Contract – York County Comprehensive Plan.** The motion was seconded by Mr. Kenny, voted on and carried as stated.

PERSONNEL

a. **Hiring Recommendation – Administrative Assistant**

Ms. Coble **made a motion to approve Kim Baker for hire as an Administrative Assistant at the annual salary of \$29,000/year.** The motion was seconded by Mr. Kenny, voted on and carried as stated.

The Commission thanked Karen Hawkins for her service to the Planning Commission.

ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 7:55pm.

Respectfully submitted,

Karen Hawkins
Administrative Assistant