

**YORK COUNTY PLANNING COMMISSION
TUESDAY, June 21, 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, Brian Brenneman, Eric Bortner, Kevin Clark, Robert Kruger, Sean P. Kenny

Members Absent: Thomas Earp, Matthew Chronister

Staff: Felicia Dell, Dir.; Kurt Leitholf, Chief of Municipal Planning; Terry Ruby, Sr. Planner; Kim Baker, Recording Secretary;

Solicitor: Attorney Jeffrey Rehmeyer, II, CGA Law Firm

Others: Nathan Kauffman, Self; Kristen Kauffman, Self; Todd Kurl, Spartan Asset, LLC; June Evans, Hellam Township, John Eifert, Hellam Township; K. L. Snyder, Hellam Township; Dub Hungston, Hellam Township; Nedette Otterbein, Hellam Township; Brandon Jordan, CGA Law Firm; Robert Holweck, Self

Reporter: None

PUBLIC COMMENT

Mr. Kuhl stated that the York County Economic Alliance sent a note acknowledging Felicia Dell for the outstanding job she did for them on their Executive briefing series.

Mr. Kuhl commended the York County Planning staff for the item that was on Channel 43 about funding County bridges.

APPROVAL OF MINUTES

Ms. Coble made a motion to approve the Minutes of May 17, 2016 with the revision that the Conflicts of Interest from the last meeting be listed under New Business. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

COMMUNICATIONS

None

FINANCIAL REPORT

May Financial Report for Review and Comment

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

Ms. Dell noted that there was a completed final financial report for the period of January through April that was sent to the Board members by the York County Planning Commission's Fiscal Office.

COMMITTEE REPORTS

None

STAFF REPORTS

Last Wednesday the York County Commissioners passed the County bridge funding which will result in a \$5.00 increase in the vehicle registrations for York County Residents. This money will be used for the repairs on 94 county bridges.

The Heritage Preservation Plan is out for public comment and will be reviewed at the next Commission meeting. We were unable to obtain outside funding for this project so we worked with a group of community stakeholders and our staff to put together a plan. This plan will be reviewed at the next meeting and hopefully a recommendation will be made to the County Commissioners in August.

Stormwater work is very busy. The US Army Corp of Engineers wants to work with York County on a Section 22 program used for planning. They are struggling with their role in the stormwater requirements and this partnership will help us to update our regional plan and to meet the new requirements.

SOLICITOR'S REPORT

Mr. Rehmeyer is working with the housing division on some loan documents, a public records request with Terry and introduced Brandon Jordan who is CGA's summer associate.

UNFINISHED BUSINESS

- a. DELTA BOROUGH SUBDIVISION – There was a time extension signed for this plan as the board requested. There are two modifications to address. One is for the street widening and the other is for the curbs and sidewalks. The Borough has indicated that they will support the grant of waiver for the street widening since it is a dead end street with no possibility for extension.

Ms. Coble made a motion that the waivers for Section 505(a) and 508 be approved as the resulting proposal is consistent with what exists now and it has recommendation

for approval by the Delta Borough Council. The motion was seconded by Mr. Kenny, voted on and carried as stated.

Ms. Coble made a motion that the plan be conditionally approved with the condition that the maintenance agreement for the Storm Water Management is reviewed and is recommended for approval by the Borough Council. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

NEW BUSINESS

**YCPC PROJECT #16-020
FAWN GROVE BOROUGH
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
TEXT AMENDMENT: Hydrogeologic Studies**

The purpose of this project is to review and comment on a proposal by Borough Officials to amend the Borough's Subdivision and Land Development Ordinance (SALDO) with regard to hydrogeologic studies. This amendment is being reviewed in accordance with Section 505 (a) or the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends the Borough's Subdivision and Land Development Ordinance (SALDO) be adopted as submitted.

The LGAC Executive Committee reviewed the proposed Borough's Subdivision and Land Development Ordinance (SALDO) and recommended it be adopted as submitted.

Ms. Coble made a motion to recommend the staff report be adopted as submitted. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-021
YORK TOWNSHIP
ZONING ORDINANCE, MAP AMENDMENT: Mixed
Residential Commercial (MRC) to Residential High Density (RH)**

The purpose of this project is to review and comment on a proposal by a property owner to rezone eight (8) parcels of land from Mixed Residential/Commercial (MRC) to Residential High Density (RH). 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 proposed Zoning Ordinance, Map Amendment: Mixed Residential Commercial (MRC) to Residential High Density (RH) not be adopted as submitted.

The LGAC Executive Committee reviewed the Proposed Zoning Ordinance, Map Amendment: Mixed Residential Commercial (MRC) To Residential High Density (RH) not be adopted as submitted.

Todd Krull of Spartan Asset, LLC, did a presentation of the project to explain what the developer wanted to do with these parcels. The discussion that followed concerned the inability to safely develop this area for mixed use and the traffic issues that would result from a high density development.

Ms. Coble made a motion to recommend the staff report be adopted as submitted. The motion was seconded by Mr. Brenneman, voted on and carried as stated

**YCPC PROJECT #16-022
JACKSON TOWNSHIP
ZONING ORDINANCE, MAP AMENDMENT: Rural
Conservation (RC) to Medium-Density Residential (R-2)**

The purpose of this project is to review and comment on a proposal to amend the Jackson Township Zoning Map by rezoning a portion of a parcel of land (Parcel ID # 51-000-HG-0065-00 from Rural Conservation (RC) to Medium Density Residential (R-2). 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 staff of the York County Planning Commission recommends the Zoning Ordinance Map Amendment be adopted as submitted.

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

Ms. Coble made a motion to change the recommendation to not adopt because of the requirement in the PA Municipal Planning Code that if a municipality amends its zoning ordinance in a manner not generally consistent with its comprehensive plan (as determined by its solicitor) then the Comprehensive Plan shall be concurrently amended. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-023
HELLAM TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: Accessory Structures; Development Rights; Density;
Lot Area; Permitted Uses; Dimensional Requirements;
Receiving Areas; Transferrable Development Rights**

The purpose of this project is to review and comment on a proposal by Hellam Township Officials to revise the Hellam Township Zoning Ordinance to address a number of issues including development rights, dimensional requirements, density, and receiving areas. These

amendments are being 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 not be adopted as submitted.

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

Comments were offered by several residents of Hellam Township in support of this project not be recommended for adoption by the York County Planning Commission.

Ms. Coble made a motion to adopt the staff report with the addition that Comment 6 be revised to correct the ordinance to 2015-05 and that comment 7 be added to state that the municipal officials need to minimize the use of subjective language throughout the ordinance. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-024
CODORUS TOWNSHIP
ZONING ORDINANCE AMENDMENT
Text: Agricultural Commodity Sales; Agricultural
Promotion Event; Community Supported Agriculture (C.S.A);
Festival; Farm Market; Restaurant; Roadside Stand; Agricultural
District Regulations; Use and Storage of Explosives; and Farm
Processing Establishment.**

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 amendment is being submitted for recommendation 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 adopted as submitted.

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

Mr. Brenneman made a motion to accept the staff report as presented with changes on Section 2 with “weekly of” becoming “weekly or” and page 6 under A3 “agricultural” should be “district”. The motion was seconded by Ms. Coble, voted on and carried as stated.

**YCPC PROJECT #16-026
CONEWAGO TOWNSHIP
ZONING ORDINANCE AMENDMENT
Text: Side Setback Requirements in the Medium
Density Residential (R-2) Zone**

The purpose of this project is to review and comment on the Conewago Townships request to amend the Conewago Township Zoning Ordinance by reducing the minimum required side setback requirement. The proposed amendment is being submitted in accordance with Section 609.1 (a) 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 Zoning Ordinance Amendment and recommended it be adopted as submitted.

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

**YCPC PROJECT #16-027
SPRING GARDEN TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: Zoning Permit, Compliance with other Township
Ordinances, Definitions, Accessory Structures and Parking**

The purpose of the project is to review and comment on Spring Garden Township's request to amend the Spring Garden Township Zoning Ordinance with regard to zoning permits, compliance with other township ordinances, definitions, accessory uses and structures and parking. The proposed amendment is being submitted for recommendation in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code.

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 adopt the staff report with an additional comment that recommends the Township not include the design standards in the Zoning Ordinance but rather in the SALDO or better in a separate standalone document like the County's Model Landscaping Ordinance. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-028
SPRING GARDEN TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT
Submission of Plans, Final Plan Requirements,
Attachments and Landscaping Design Standards.**

The purpose of the project is to review and comment on Spring Garden Township's request to amend the Spring Garden Township Subdivision and Land Development Ordinance with regard to submission of plans, approval of plans, final plan requirements, attachments and landscaping design stands. The proposed amendment is being submitted for recommendation in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code.

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

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

Ms. Coble made a motion to adopt the staff report with an additional comment that recommends the Township consolidate the design standards for landscaping in a separate manual such the County's Model Landscaping Ordinance. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-029
SPRING GARDEN TOWNSHIP
OFFICIAL MAP**

Spring Garden Township has submitted a copy of the proposed Spring Garden Township Official Map to the York County Planning Commission for review and comment, as required by Section 408 (b) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends the Official Map not be adopted as submitted.

The LGAC Executive Committee reviewed the proposed Official Map and recommended it not be adopted as submitted.

Mr. Brenneman made a motion to accept the staff report as presented on Project #16-029. The motion was seconded by Ms. Coble, voted on and carried as stated.

OTHER BUSINESS

None

PERSONNEL

None

ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 9:02pm.

Respectfully submitted,

Kim Baker
Administrative Assistant