

**YORK COUNTY PLANNING COMMISSION  
MONDAY, November 23, 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, Brian Brenneman Eric Bortner, Thomas Earp, Kevin Clark, Sean Kenny, Matthew Chronister

Members Absent: None

Staff: Felicia Dell, Dir.; Joe Heffner, Asst. Dir.; Sharon Reynolds, Sr. Planner; Kelly Blechertas, Program Reporting Specialist; Karen Hawkins, Recording Secretary

Solicitor: Attorney Jeffrey Rehmeyer II, CGA Law Firm

Others: Ryan Gardner, PSU; Tanner Bogaczyk, PSU

Reporter: None

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

Ms. Coble made a motion to approve the minutes from October 26, 2015. The motion was seconded by Mr. Brenneman, 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 2 students from Penn State in attendance to observe the Planning Commission meeting.

Mr. Kuhl noted that we received an acknowledgement from Stan Saylor of the House of Representatives for Ms. Dell, for appreciation of the MS4 presentation on Thursday October 29, 2015.

Mr. Kuhl noted that we have received a “Thank you” from Kristin Hughes Evans for Mr. Gobrecht for all the help he had given developing Chesapeake Bay maps.

## **FINANCIAL REPORT**

### a. October Financial Report for Review and Comment

Ms. Dell reviewed the Financial Report for October, highlighting the Revenues and Expenses, noting that we are in line with where we should be according to our budget.

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

## **COMMITTEE REPORTS**

### a. Appointment Nominating Committee

Ms. Coble reported that the committee will be meeting Friday December 4, 2015 at 10am to review the applications for the York County Planning Commission appointments.

## **STAFF REPORTS**

Ms. Dell introduced Kelly Blechertas who was provided an overview of the York City/County Continuum of Care. The Continuum of Care (COC) is a local planning body that coordinates housing and services for homeless individuals and families. The COC is also a funding stream and provides approximately \$1 million in Federal grant money. For the Funding Year 2015, York City/County requested \$1.2 million in funds to help the homeless in our community. Ms. Blechertas noted that there are approximately 2,200-2,300 homeless in York County, and they are located in all areas of the county.

Ms. Dell reviewed the 2015 Work Plan and noted where we are in relation to the Work Plan. Ms. Dell also stated that she is meeting with all the Division Chiefs regarding the 2016 Work Plan and that we will be highlighting the tasks that implement the Strategic Plan.

## **SOLICITOR’S REPORT**

Attorney Rehmeier stated that he has been working with the Housing Division on several matters and that it is going well.

## **UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Chairman Kuhl stated that the following projects have no questions or comments and are approved by unanimous consent in agreement with the staff report: 15-046, 15-047, 15-048, and 15-049.

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

**YCPC PROJECT #15-046  
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 a property owner to rezone one parcel of land from Commercial (C) to Residential-Town (RT). 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 not be adopted as submitted.

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

**YCPC PROJECT #15-0047  
WEST MANCHESTER TOWNSHIP  
ACT 537 PLAN UPDATE**

A proposed Act 537 Plan Update for West Manchester Township has been submitted to the York County Planning Commission for review and comment, as required by Section 304 of the Pennsylvania Municipalities Planning Code (PA MPC), and Section 71.31(b) of the Pennsylvania Sewage Facilities Act, Act 537.

The staff of the York County Planning Commission recommends the Act 537 Plan Update be adopted as submitted.

The LGAC Executive Committee reviewed the Act 537 Plan Update, and recommended it be adopted as submitted.

**YCPC PROJECT #15-048  
DOVER TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
TEXT: Permitted Uses and Special Exception Uses**

The purpose of this project is to review and comment on a proposal by Dover Township Officials to amend the 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 adopted as submitted.

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

**YCPC PROJECT #15-049  
FRANKLIN TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
TEXT: Floodplain Conservation Overlay (FCO)**

The purpose of this project is to review and comment on a proposal by Franklin Township Officials to amend the Floodplain Conservation Overlay (FCO) regulations in the Township Zoning Ordinance to be in compliance with the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) updates. 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 adopted as submitted.

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

**OTHER BUSINESS**

a. December Holiday Dinner

The Planning Commission members decided on having the holiday dinner at The First Post immediately following the December meeting.

**PERSONNEL**

None

**ADJOURNMENT**

There being no additional business, Chairman Kuhl adjourned the meeting at 7:40 pm.

Respectfully submitted,

Karen Hawkins  
Administrative Assistant