

**YORK COUNTY PLANNING COMMISSION
MONDAY, December 28, 2015 - 6:00 P.M.
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 6:00 p.m.

ROLL CALL

Members Present: Walter Kuhl, Mary Coble, Brian Brenneman, Thomas Earp, Sean Kenny, Matthew Chronister

Members Absent: Eric Bortner, Kevin Clark

Staff: Felicia Dell, Dir.; Joe Heffner, Asst. Dir.; Terry Ruby, Sr. Planner; Karen Hawkins, Recording Secretary

Solicitor: Attorney Jeffrey Rehmeyer II, CGA Law Firm

Others: None

Reporter: None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Mr. Brenneman made a motion to approve the minutes from November 23, 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

None

FINANCIAL REPORT

a. November Financial Report for Review and Comment

Ms. Dell reviewed the Financial Report for November, highlighting the Revenues and Expenses, noting that we are in line with where we should be according to our budget; overall our revenues and expenses are down for the year.

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

Mr. Kuhl was pleased to hear that all the nominations were appointed by the York County Board of Commissioners, and the letters are in the mail. As a result of the appointments, there is a vacancy for Region 6 – City of York. Staff will advertise to fill the vacancy. The current committee members agreed to continue to serve and include Mary Coble, Sean Kenny and Matthew Chronister.

STAFF REPORTS

Ms. Dell noted that at this time of the year there are a lot of year end reports that are included with the staff reports, particularly in the Housing & Community Development Programs. Ms. Dell noted we are almost at exactly the same point as last year for the amount of Land Development and Subdivision plans and the amount of revenue generated. The Floodplain maps have been revised for York County effective December 16, 2015. At next month's meeting Mr. Clark will be attending to give an overview of the Metropolitan Planning Organization and what is coming up in Transportation Planning.

SOLICITOR'S REPORT

Attorney Rehmeier thanked everyone for allowing him to serve as solicitor and looks forward to continuing in that role.

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: 15-050, 15-051, 15-052, and 15-053.

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

YCPC PROJECT #15-050

**LOWER CHANCEFORD TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: PERMITTED PRINCIPAL & ACCESSORY USES; AGRICULTURAL
PROCESSING ESTABLISHMENT**

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 an Agricultural Processing Establishment. 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.

**YCPC PROJECT #15-051
HANOVER BOROUGH
ZONING ORDINANCE AMENDMENT
TEXT: FLOODPLAIN MANAGEMENT**

The purpose of this project is to review and comment on a proposal by Hanover Borough Officials to remove the floodplain regulations from the Zoning Ordinance and create a stand-alone Floodplain Management Ordinance. This amendment is proposed 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 be adopted as submitted.

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

**YCPC PROJECT #15-052
GOLDSBORO BOROUGH
ZONING ORDINANCE AMENDMENT
TEXT: MOBILE HOMES**

The purpose of this project is to review and comment on the Goldsboro Borough's request to amend the Goldsboro Borough Zoning Ordinance to restrict mobile homes in the Residential District (R) the Residential-One Family District (R-O), and the Residential Limited District (R-L). 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 **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 #15-053
EAST MANCHESTER TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
AMENDMENT: GRADING**

The purpose of this project is to review and comment on East Manchester Township's request to amend the East Manchester Township Subdivision and Land Development Ordinance with regard to grading. The proposed amendment is being submitted for recommendation in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code.

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

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

e. 2016 Budget and Salary adjustments

Mr. Kuhl stated that there are no changes from the originally submitted draft budget and allocations have been approved by York County Commissioners. Ms. Dell noted that there are a few changes proposed to personnel. There is a full time person that was approved to go part-time in 2016. There is a placeholder for an Administrative Assistant and a seasonal employee in Transportation planning to help with the traffic counting program.

Mr. Kenny made a motion to adopt the 2016 Budget. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

Mr. Kenny made a motion to adopt the Salary adjustments. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

OTHER BUSINESS

a. Nominating Committee for 2016 YCPC Officers

Ms. Coble, Mr. Kenny and Mr. Brenneman were all appointed to the Nominating Committee for 2016 YCPC Officers.

Mr. Kuhl reminded everyone that our next meeting will be held Tuesday, January 19, 2016 at the 911 Center.

Ms. Dell reviewed the 2016 Work Plan. She noted that they have added some tasks from the Strategic Plan. Some of the items will be presented to the Planning Commission throughout the year. Ms. Dell also noted that the Annual Report will change format, and they will be using the Work Plan as the foundation for the Annual Report.

PERSONNEL

None

ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 6:30 pm.

Respectfully submitted,

Karen Hawkins
Administrative Assistant