

**YORK COUNTY PLANNING COMMISSION  
MONDAY, July 27, 2015 - 7:00 P.M.  
MEETING SUMMARY**

Chairman Kuhl opened the meeting at 7:00 p.m.

**ROLL CALL**

Members Present: Walter Kuhl, Brian Brenneman, Eric Bortner, Thomas Earp, Trisha Lang, Matthew Chronister

Members Absent: Mary Coble, Kevin Clark, Sean Kenny

Staff: Felicia Dell, Dir.; Joe Heffner, Asst. Dir.; Sharon Reynolds, Sr. Planner; Terry Ruby, Sr. Planner; Mike Shaffer, Sr. Planner; Anne Walko, Sr. Planner; Karen Hawkins, Recording Secretary

Solicitor: Attorney Jeffrey Rehmeyer II, CGA Law Firm

Others: Jerry Kammerdiener, Charles Wilson, June Evans, Marty Reed, Raymond Reter, Sally and Rob Frey, Stephen Smith, Gary Millbrand, Terrence Downs, Kipp Allison

Reporter: Teresa Boeckel

**PUBLIC COMMENT**

Mr. Kammerdiener stated that he wanted to comment on Project #15-030. Mr. Wilson stated that he wanted to comment on Project #15-027. Mr. Kuhl indicated they would have the opportunity to provide comment when those projects are addressed on the agenda.

**APPROVAL OF MINUTES**

Mr. Brenneman **made a motion for approval of the June 22, 2015 minutes.** The motion was seconded by Mr. Bortner, voted on and carried, as submitted.

**COMMUNICATIONS**

a. Project Review Correspondence

The list was submitted to the file by Chairman Kuhl.

b. Acknowledgments

Mr. Kuhl acknowledged Mr. Livergood for being appointed to the Governor's Pennsylvania Pipeline Infrastructure Taskforce, County Government Workgroup.

**FINANCIAL REPORT**

a. June Financial Report for Review and Comment

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

Mr. 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 commented that the Federal Funds from the Department of Housing and Urban Development are running later than usual. We are not receiving those funds until August this year. This affects three divisions within the Planning Commission related to the Housing and Community Development programs.

**SOLICITOR'S REPORT**

Attorney Rehmeyer stated Ms. Driscoll reviewed the GeoThermal Heating Systems ordinance as requested. Work continues with regards to the Stormwater Consortium and documents related to project contracts. Attorney Rehmeyer stated he has also been working with the Housing Division regarding the loan documents for a settlement and collections on a defaulted property.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

2015 Heritage Site Nomination for Approval

Ms. Walko gave a brief presentation of the Heritage Site Program. She also reviewed the three nominations for 2015. They are Camp Security Revolutionary War Prison Camp, The Horn Farm Center for Agricultural Education and The Stewartstown Railroad.

Mr. Brenneman made a motion to approve all three sites to the program. The motion was seconded by Ms. Lang, voted on and carried as stated.

Ms. Walko presented Mr. Reter from Friends of the Stewartstown Railroad with a certificate showing that he is officially designated for the Heritage Site Program.

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

**YCPC PROJECT #15-025  
PARADISE TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT  
Text: Local Recreation Sites**

The purpose of this project is to review and comment on a proposal by Paradise Township Officials to amend the Paradise Township Subdivision and Land Development 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 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.

Mr. Brenneman **made a motion to recommend the Subdivision and Land Development Ordinance Amendment be adopted** as submitted. The motion was seconded by Ms. Lang, voted on and carried as stated.

**YCPC PROJECT #15-026  
DOVER TOWNSHIP  
ZONING ORDINANCE UPDATE (text only)**

The purpose of this project is to review and comment on a proposal by Dover Township Officials to adopt a new 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 Update not be adopted as submitted.

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

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

**YCPC PROJECT #15-027  
WINDSOR TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE  
TEXT: COMPLETE UPDATE**

Windsor Township Officials have submitted a complete update to the Township's Subdivision and Land Development Ordinance. This update is being submitted in accordance with Section 504.a of the Pennsylvania Municipalities Planning Code (PA MPC).

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

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

Mr. Wilson gave a brief statement regarding his concerns with the Windsor Township Subdivision and Land Development Ordinance.

Mr. Brenneman **made a motion to recommend the Subdivision and Land Development Ordinance Update be adopted as submitted.** The motion was seconded by Mr. Bortner, voted on and carried as stated.

**YCPC PROJECT #15-028  
HELLAM TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
TEXT: DEFINITIONS; RIPARIAN BUFFERS; WOODLAND RESTORATION**

The purpose of this project is to review and comment on a proposal by Township Officials to amend the Hellam Township Zoning Ordinance to revise existing definitions and to add new definitions; revise provisions for riparian buffers, and to add new regulations for woodland restoration and riparian buffer restoration. This is a resubmission of YCPC Project #14-043, which was reviewed at the November 2014 YCPC meeting. The recommendation at that time was to not adopt the amendments. These amendments are 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.

Ms. Evans and Mr. Reed each spoke briefly regarding the Zoning Ordinance Amendment and the changes that are being made.

Mr. Brenneman **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.

**YCPC PROJECT #15-029**  
**SPRINGETTSBURY TOWNSHIP**  
**ZONING ORDINANCE AMENDMENT**  
**MAP: (R-1) High Density Residential to (F-D) Flexible Development**

The purpose of this project is to review and comment on Springettsbury Township's request, on behalf of a property owner, to amend the Springettsbury Township Zoning Map by rezoning two (2) parcels located in the central region of the Township. The rezoning site is adjacent to the existing York Container Company facility located on Mt. Zion Road and extends south to East Market Street. The property owner is requesting that the site be rezoned from (R-1) High Density Residential to (F-D) Flexible Development. The proposed amendment is being submitted for recommendation 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 not be adopted as submitted.

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

The municipality submitted a request to withdraw the project from consideration via letter dated 7/27/15.

Mr. Brenneman **made a motion to grant the request for withdrawal of application per the letter dated 7/27/15.** The motion was seconded by Mr. Bortner, voted on and carried as stated. Ms. Lang abstained.

**YCPC PROJECT #15-030**  
**SPRINGETTSBURY TOWNSHIP**  
**ZONING ORDINANCE AMENDMENT**  
**MAP: (N-C) Neighborhood Commercial to (C-H) Commercial Highway with the (T-C) Town Center Overlay**

The purpose of this project is to review and comment on Springettsbury Township's request, on behalf of a property owner, to amend the Springettsbury Township Zoning Map by rezoning twelve (12) parcels located in the central region of the Township. The rezoning site is at the

northeast corner of Mt. Zion Road and East Market Street. The property owner is requesting that the site be rezoned from (N-C) Neighborhood Commercial to (C-H) Commercial Highway with the (T-C) Town Center Overlay. The proposed amendment is being submitted for recommendation 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 not be adopted as submitted.

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

Mr. Kammerdiener, Mr. Smith, Mr. Frey and Mr. Downs all briefly spoke against this project being approved.

Mr. Brenneman **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. Ms. Lang abstained.

**YCPC PROJECT #15-031  
YORK TOWNSHIP  
OFFICIAL MAP AMENDMENT**

York Township has submitted a copy of a proposed Official Map Amendment 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 Amendment be adopted as submitted.

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

Mr. Brenneman **made a motion to recommend the Official Map Amendment be adopted as submitted.** The motion was seconded by Ms. Lang, voted on and carried as stated.

**OTHER BUSINESS**

None

**PERSONNEL**

None

**ADJOURNMENT**

There being no additional business, Mr. Kuhl adjourned the meeting at 7:45 pm.

Respectfully submitted,

Karen Hawkins  
Administrative Assistant