

**YORK COUNTY PLANNING COMMISSION**  
**MONDAY, August 24, 2015 - 7:00 P.M.**  
**MEETING SUMMARY**

Vice-Chairman Coble opened the meeting at 7:00 p.m.

**ROLL CALL**

Members Present: Mary Coble, Brian Brenneman, Eric Bortner, Thomas Earp, Trisha Lang, Kevin Clark, Sean Kenny, Matthew Chronister

Members Absent: Walter Kuhl

Staff: Felicia Dell, Dir.; Joe Heffner, Asst. Dir.; Terry Ruby, Sr. Planner; Kurt Leitholf, Chief Municipal Planning; Dory Brannon, Chief, Housing; Karen Hawkins, Recording Secretary

Solicitor: Attorney Jeffrey Rehmeyer II, CGA Law Firm

Others: None

Reporter: None

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

Vice-Chairman Coble noted on page 2 under Staff Reports, the word “threw” should be “three”. Mr. Brenneman **made a motion for approval of the July 27, 2015 minutes with the correction made.** The motion was seconded by Mr. Earp, voted on and carried, as submitted. Mr. Clark abstained.

**COMMUNICATIONS**

a. Project Review Correspondence

The list was submitted to the file by Vice-Chairman Coble.

b. Acknowledgments

Ms. Dell shared that Susan Byrnes, a candidate for York County Commissioner, sent a letter thanking Ms. Dell and Mr. Heffner for meeting with her.

The York County Planning Commission will be receiving an award from the York County Heritage Trust at their annual awards ceremony for the Historic Planning activities we have been undertaking.

## **FINANCIAL REPORT**

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

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

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

## **COMMITTEE REPORTS**

### a. Alternative Energy Committee – Geo Thermal Model Ordinance

Mr. Chronister had several questions regarding the Geo Thermal Model Ordinance.

Mr. Chronister made a **motion to table** the Geo Thermal Model Ordinance. The motion was seconded by Mr. Earp, voted on and carried as stated.

### b. Intensive Agriculture Committee

Vice-Chairman Coble noted that the committee would not be meeting until after the end of the year.

## **STAFF REPORTS**

Ms. Dell stated that they were undergoing the Federal Transportation Planning Certification Process today and tomorrow. Ms. Dell introduced Ms. Brannon, Chief of Housing. Ms. Brannon then gave a brief overview of the Housing Division and the Housing Assistance Programs.

## **SOLICITOR'S REPORT**

Attorney Rehmeyer reviewed the Unanimous Consent memo. He noted that the Planning Commission is always striving for efficiencies in meeting management. The memo explains the background of unanimous consent for non-controversial agenda items where everyone agrees on the action and explains how this is to be reflected in the minutes.

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

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

**YCPC PROJECT #15-032  
HOPEWELL TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
TEXT: KEEPING OF CHICKENS AND OTHER FOWL**

The purpose of this project is to review and comment on a proposal by Hopewell Township Officials to amend the Township's Zoning Ordinance with regard to keeping chickens and other fowl in Residential zones. 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.

Hearing no objections, Vice-Chairman Coble stated this project was approved by unanimous consent.

**YCPC PROJECT #15-0033  
FAWN GROVE BOROUGH  
ACT 537 SEWAGE FACILITIES PLAN**

A proposed Act 537 Sewage Facilities Plan for Fawn Grove Borough 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 72.31(b) of the Pennsylvania Sewage Facilities Act, Act 537.

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

The LGAC Executive Committee reviewed the proposed Act 537 Sewage Facilities Plan and recommends approval once changes were made to include some surrounding areas.

Hearing no objections, Vice-Chairman Coble stated this project was approved by unanimous consent.

**YCPC PROJECT #15-034  
SPRING GARDEN TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
TEXT: ZONING PERMITS**

The purpose of the project is to review and comment on Spring Garden Township's request to amend the Spring Garden Township Zoning Ordinance to provide for Zoning Permits. 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 be adopted as submitted.

The LGAC Executive Committee reviewed the proposed Zoning Ordinance Amendment Text Zoning Permits and recommended approval.

There was a brief discussion regarding the purpose of the amendment. It was noted that the standard comment included on the last page regarding the need to amend the Comprehensive Plan should be deleted. Hearing no objections, Vice-Chairman Coble stated that this project was approved by unanimous consent.

**YCPC PROJECT #15-035  
SPRINGGETTSBURY TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
MAP: HIGH DENSITY RESIDENTIAL (R-1) AND GENERAL INDUSTRIAL (G-1) TO  
FLEXIBLE DEVELOPMENT (F-D)**

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 three (3) 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. The property owner is requesting that the site be rezoned from High Density Residential (R-1) and General Industrial (G-1) to Flexible Development (F-D). The proposed amendment is being submitted for recommendation in accordance with the 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 proposed Zoning Ordinance Amendment and recommended it be adopted as submitted.

There was discussion regarding the panhandle portion of the lot and the split zoning designation that will result from this proposed amendment. Hearing no objections, Vice-Chairman Coble stated that this project was approved by unanimous consent. Ms. Lang abstained due to a conflict of interest.

PMRS 2016 Minimum Municipal Obligation

Vice-Chairman Coble noted that the PMRS 2016 Minimum Municipal Obligation was received by the York County Planning Commission. The purpose of the notice is to inform the Commission members of the pension obligation for the upcoming year.

Vice-Chairman Coble acknowledged receipt of the MMO Worksheet and indicated it will be returned to PMRS prior to the deadline.

Hearing no objections, Vice-Chairman Coble stated, the PMRS 2016 Minimum Municipal Obligation was approved by unanimous consent.

**OTHER BUSINESS**

a. Annual Review of Solicitor Services

Ms. Dell explained that there is an annual review of the Solicitor Services. Ms. Dell noted that Mr. Rehmeyer has been a wonderful help with many projects throughout the past year. Ms. Dell also noted that Mr. Rehmeyer has been helping out in new areas such as the Loan Committee and other housing program issues. Mr. Rehmeyer is very helpful and professional.

Mr. Brenneman asked if anyone has any outstanding expenses to please turn them into Ms. Schaale as soon as possible.

Vice-Chairman Coble noted the Multi-Municipal Stormwater Fair, which is being held September 15, 2015.

**PERSONNEL**

None

**ADJOURNMENT**

There being no additional business, Vice-Chairman Coble adjourned the meeting at 8:30 pm.

Respectfully submitted,

Karen Hawkins  
Administrative Assistant