

**YORK COUNTY PLANNING COMMISSION
MONDAY, September 28, 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, Eric Bortner, Trisha Lang, Kevin Clark, Sean Kenny, Matthew Chronister

Members Absent: Thomas Earp, Brian Brenneman

Staff: Felicia Dell, Dir.; Joe Heffner, Asst. Dir.; Mike Shaffer, Sr. Planner; Kurt Leitholf, Chief Municipal Planning; Joiann Galiano, Chief, Community Development; Karen Hawkins, Recording Secretary

Solicitor: Attorney Jeffrey Rehmeier II, CGA Law Firm

Others: None

Reporter: None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Vice-Chairman Coble noted on page 4 that it should be noted that Ms. Lang had a conflict of interest and therefore abstained. Ms. Coble **made a motion for approval of the August 24, 2015 minutes with the correction made.** 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

Chairman Kuhl shared that the York County Planning Commission has received an award from the York County Heritage Trust at their annual awards ceremony for the Historic Planning

activities we have been undertaking. This will be displayed at the York County Planning Commission office.

FINANCIAL REPORT

a. August Financial Report for Review and Comment

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

Chairman Kuhl 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

Ms. Coble reviewed the final draft of the Geo Thermal Model Ordinance, noting one formatting change on page 6, section C) Construction Requirements. Ms. Coble then thanked Mr. Chronister for providing good comments in regards to the Geo Thermal Model Ordinance. Ms. Coble stated that the ordinance is ready for approval and will be discussed later on the agenda.

STAFF REPORTS

Ms. Dell stated that the Weatherization Program is a staff of 3 people working with contractors. The Weatherization Program spent approximately one million dollars for York County households receiving weatherization services. Ms. Dell noted on Ms. Shellenberger's report, there is an item on the stormwater feasibility study, and that it is at the point where they have a recommendation, which should be brought to the Planning Commission in October. Ms. Dell introduced Ms. Galiano, Chief of Community Development and she gave a brief overview of the department and duties focusing on the CDBG and ESG programs.

SOLICITOR'S REPORT

Attorney Rehmeyer briefly reviewed the three contracts for CDBG funding that are later on the agenda, and recommended approval of all three contracts.

UNFINISHED BUSINESS

a. Geo-Thermal Heating Systems Model Ordinance

Ms. Coble gave a brief overview of the modifications made to the ordinance and stated that she would recommend it for approval. Mr. Clark questioned if the municipality has the option to make exemptions for agricultural use. A brief discussion ensued.

Ms. Coble made a motion to approve the Geo-Thermal Heating Systems Model Ordinance with the revisions previously noted. The motion was seconded by Mr. Bortner, voted on and carried as stated.

NEW BUSINESS

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

Chairman Kuhl stated that the following projects have no questions or comments and are approved by unanimous consent in agreement with the staff report: 15-036, 15-037, 15-038, and 15-040.

**YCPC PROJECT #15-036
RED LION BOROUGH
ZONING ORDINANCE AMENDMENT
TEXT: USE REGULATIONS; SPECIAL EXCEPTION USES; ENFORCEMENT
OFFICER**

The purpose of this project is to review and comment on a proposal by Red Lion Borough Officials to amend the Borough's Zoning Ordinance to address parking lots as a use by right in all zoning districts, to add automobile and/or trailer sales as a use by special exception, and to revise the Zoning Officer's enforcement duties for violations of the Zoning Ordinance. These amendments have 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.

Chairman Kuhl stated this project was approved by unanimous consent.

**YCPC PROJECT #15-0037
HALLAM BOROUGH
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT
TEXT: RECREATION**

The purpose of this project is to review and comment on a proposal by Hallam Borough Officials to amend the Borough's Subdivision and Land Development Ordinance's (SALDO) requirements for recreation. This amendment is being reviewed 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 be adopted as submitted.

The LGAC Executive Committee reviewed the Subdivision and Land Development Ordinance Amendment Text: Recreation, and recommended it be adopted as submitted.

Chairman Kuhl stated this project was approved by unanimous consent.

**YCPC PROJECT #15-038
FAIRVIEW TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT
PLAN PROCEDURES, DRIVEWAY SIGHT TRIANGLES, STORMWATER DESIGN
AND CONSTRUCTION STANDARDS, SHOPPING CENTERS AND RETAIL
ESTABLISHMENTS**

The purpose of the project is to review and comment on a proposed amendment to the Fairview Township Subdivision and Land Development Ordinance with regard to plan procedures, driveway sight triangles, stormwater design and construction standards, shopping centers and retail establishments. The proposed amendment is being submitted 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 **not** be approved as submitted.

The LGAC Executive Committee reviewed the proposed Subdivision and Land Development Ordinance Amendment and recommended approval.

Chairman Kuhl stated this project was approved by unanimous consent.

**YCPC PROJECT #15-040
NEWBERRY TOWNSHIP
ZONING ORDINANCE AMENDMENT
MAP: RURAL RESIDENTIAL (R) TO RURAL RESOURCE (RR) WITH A RURAL
COMMERCIAL OVERLAY**

The purpose of this project is to review and comment on Newberry Township's request, on behalf of a property owner, to amend the Newberry Township Zoning Map by rezoning three (3) parcels located in the southwestern region of the Township. The rezoning site is located between Erney Road, Red Bank Road and York Road. The property owner is requesting that the site be rezoned from Rural Residential (R) to Rural Resource (RR) with a Rural Commercial 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 be adopted as submitted.

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

Chairman Kuhl stated that this project was approved by unanimous consent.

**YCPC PROJECT #15-039
FAIRVIEW TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: DEFINITIONS, RURAL LIVING AREA AND DESIGN, FENCES AND WALLS,
RECREATIONAL VEHICLE LONG TERM STORAGE, PARKING PROHIBITED
SIGNS, NON-COMMERCIAL KEEPING OF LIVESTOCK, ZONING HEARING
BOARD, AND CONDITIONAL USE**

The purpose of this project is to review and comment on a proposed amendment to the Fairview Township Zoning Ordinance with regard to the definition of slope, the Rural Living Area Design requirements, fence and wall requirements, recreational vehicle long term storage regulations, non-residential parking area requirements, prohibited sign regulations, non-commercial keeping of livestock requirements, Zoning Hearing Board decision timeline requirements, and conditional use decision timeline requirements. The proposed amendment is being submitted 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.

There was a brief discussion regarding #2, section (c) to clarify the amount of lots. Hearing no further questions or objections, Chairman Kuhl stated that this project was approved by unanimous consent.

f. 2016 Draft Budget Proposal

Ms. Dell reviewed the revenues and expenses listed on the 2016 Draft Budget Proposal. Ms. Dell noted that we have kept expenses down and are not asking for more than we have for the past several years. It was noted that there was a typo in the Draft Budget Proposal, which will be corrected.

Ms. Coble made a motion to approve the 2016 Draft Budget Proposal with the revision made. The motion was seconded by Ms. Lang, voted on and carried.

OTHER BUSINESS

a. Strategic Plan – Draft Summary

Ms. Dell reviewed the Strategic Plan and the updated Mission Statement. Ms. Dell explained that it was a group effort to complete the Strategic Plan. She highlighted the tasks that will be undertaken in the upcoming years. They will be included in the annual work plan.

Mr. Bortner made a motion to approve the Strategic Plan. The motion was seconded by Ms. Coble, voted on and carried.

b. YCPC Members – Appointment Term Review

Ms. Dell noted that there are three members' terms up at the end of this year. If they would like to be reappointed, they should write a letter to the Planning Commission stating they would like to be reappointed.

It was also noted that this would be Ms. Lang's last meeting with the Planning Commission. She is resigning to take a position in another county. She will be missed as a valuable member of the York County Planning Commission.

c. Approval of 2013 CDBG Contract Amendment #2 – York County Comprehensive Plan 2014 & 2015 CDBG Contracts – York County Comprehensive Plan

Ms. Coble made a motion to approve the 2013 CDBG Contract Amendment #2 – York County Comprehensive Plan 2014 & 2015 CDBG Contracts – York County Comprehensive Plan. The motion was seconded by Mr. Kenny, voted on and carried.

Ms. Dell also noted that Tuesday night there is an Economic Development Plan update meeting at Lincoln Intermediate Unit. There will be three speakers and one of those speakers will be Mr. Kenny.

Ms. Coble questioned if there were other venues to hold our monthly meetings. Ms. Dell noted that we will be looking at other places for next year.

PERSONNEL

None

ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 8:35 pm.

Respectfully submitted,

Karen Hawkins
Administrative Assistant