

**YORK COUNTY PLANNING COMMISSION
TUESDAY, July 19, 2016 - 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, Kevin Clark, Thomas W. Earp, Matthew Chronister

Members Absent: Sean Kenny, Robert Kruger

Staff: Felicia Dell, Director; Joe Heffner, Assistant Director; Kurt Leitholf, Chief of Municipal Planning; Terry Ruby, Sr. Planner; Sharon Reynolds, Sr. Planner; Michael Shaffer, Sr. Planner; Anne Walko, Sr. Planner; Amy Evans, Sr. Planner; Roy Livergood, Sr. Planner; Kim Baker, Recording Secretary;

Solicitor: Attorney Jeffrey Rehmeyer, II, CGA Law Firm

Others: President Commissioner Susan Byrnes; Jay Young, Dillsburg Arts – Revitalization Council; Carol Kauffmen, Crispus Attucks; Terrence Downs, Crispus Attucks/Goodridge Freedom House; Cindy Snyder, Greater Dover Historical Society; Kay Stitley, Greater Dover Historical Society; Art Rutledge, Shrewsbury Township

Reporter: None

PUBLIC COMMENT

Mr. Kuhl acknowledged the participation of the York County Planning Commission staff, Anne Walko, Amy Evans and Lindsay Gerner in the annual York County Environthon sponsored by the York County Environthon committee and the York County Conservation District.

APPROVAL OF MINUTES

Ms. Coble made a motion to approve the Minutes of July 19, 2016 with corrective revisions to projects number 16-032 and 16-034. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

COMMUNICATIONS

None

FINANCIAL REPORT

June Financial Report for Review and Comment

Ms. Dell reviewed the Financial Report for June, highlighting the Revenues & Expenses. The end of quarter reimbursements for State and Federal programs was explained.

COMMITTEE REPORTS

None

STAFF REPORTS

Provided in meeting packet

SOLICITOR'S REPORT

Mr. Rehmeyer handed out a memorandum about the consistency requirement between zoning amendment proposals and comprehensive plans. There were comments last month about amending staff reports on Zoning Ordinances that were not consistent with the Comprehensive Plan. The comments about the inconsistencies between the Zoning Ordinance Amendment and Comprehensive Plans should continue. People should heed these comments to amend their Comprehensive Plans.

He also noted his work on the agreement between the Army Corp of Engineers and the York County Planning Commission for a watershed management study. Ms. Dell will address the details later in the meeting.

UNFINISHED BUSINESS

- a. Ms. Ruby reported that the Delta Borough Subdivision has met the conditions for approval and that the Subdivision Plan will be recorded tomorrow.
- b. Attorney Rehmeyer explained that the largest problem with the River's Ridge Mobile Home Park for York Haven Borough is the storm water management issue. The Borough wants Mr. Broschius to meet the storm water management ordinance of the Borough that

is based on the York County Planning Commission Model. The Borough will then essentially indicate to the County Planning Commission that they are not going to ask Mr. Broscius to do a land development plan since building permits have already been issued for the two new units. Ms. Coble has a personal interest in the matter of the River's Ridge Mobile Home Park subdivision due to her relationship with the developers and the engineering firm Hoover Engineering, Inc.

NEW BUSINESS

- a. Ms. Walko explained the Heritage Program and the application process to determine a property's acceptance into the Heritage Program. This year four properties were designated as official heritage resources: The Goodridge Freedom Center; The Greater Dover Historical Society Historic Walking Tour; The Historic Monaghan Church and The Red Lion Train Station Museum. President Commissioner Byrnes assisted Ms. Walko in recognizing these heritage properties with a certificate.
- b. Ms. Coble announced that she has a conflict of interest for the Washington Township projects 16-033 and 16-034 and the signed Notice of the Conflict was submitted to the Recording Secretary.

**YCPC PROJECT #16-025
SPRING GARDEN TOWNSHIP
COMPREHENSIVE PLAN AMENDMENT**

Spring Garden Township has submitted an amendment to its Comprehensive Plan for review and comment as required by Section 301.3 of the Pennsylvania Municipalities Planning Code (MPC)

The staff of the York County Planning Commission recommends the Comprehensive Plan be adopted as submitted.

The LGAC Executive Committee reviewed the proposed Township Comprehensive Plan and recommended it be adopted as submitted.

Ms. Coble made a motion to recommend the staff report be changed to omit "sometime in the future" from page 3 section A and with that change moved to adopted. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-030
SHREWSBURY TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: DEFINITIONS; RURAL RESIDENTIAL RECEIVING
DISTRICT; CRITICAL ENVIRONMENTAL AREA**

The purpose of this project is to review and comment on a proposal by Shrewsbury Township officials to amend the township's zoning ordinance with regard to adding new definitions, amending the requirements for lot area and water and sewer services for the Rural Residential Receiving District, and to amend the requirements for the Critical Environmental Area. These Pennsylvania Municipalities Planning Code (PA MPC)

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

Mr. Brenneman made a motion to recommend the staff report be adopted as submitted. The motion was seconded by Mr. Bortner, voted on and carried as stated

**YCPC PROJECT #16-031
WEST MANHEIM TOWNSHIP
SUBDIVISION and LAND DEVELOPMENT ORDINANCE AMENDMENT
TEXT: Plan Submission and Processing Requirements; Driveways; and Recreation areas**

The purpose of this project is to review and comment on a proposal by West Manheim Township to amend the West Manheim Township Subdivision and Land Development Ordinance (Chapter 235 of the Manheim Township Code). This project involves various amendments throughout the ordinance. The 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 be adopted as submitted.

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

Mr. Brenneman made a motion to recommend the staff report be adopted as submitted. The motion was seconded by Mr. Bortner, voted on and carried as stated.

**YCPC PROJECT #16-032
WEST MANHEIM TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: Definitions; Residential District; Commercial/Industrial District;
Accessory Buildings and Uses; Temporary Uses; Single-Family Attached
Dwelling; Signs; Driveways and Access Drives; and Zoning Hearing Board.**

The purpose of this project is to review and comment on a proposal by West Manheim Township to amend the West Manheim Township Zoning Ordinance (Chapter 270 of the Manheim Township Code). This project involves various amendments throughout the ordinance. This amendment is being submitted for recommendations 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 Zoning Ordinance Amendment and recommended it not be adopted as submitted.

Ms. Coble made a motion that a comment be added to recommend the municipality consider adding the definition for a porch, and take into consideration the construction materials available today. In specific, that they consider expanding the types of construction materials that could be used in the definition of a deck and that in number 8 (e) that they consider including in the proposed language an electrical or physical hazard and with those revisions that the project be adopted. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

**YCPC PROJECT #16-033
WASHINGTON TOWNSHIP
SUBDIVISION and LAND DEVELOPMENT ORDINANCE AMENDMENT
TEXT: Definition of “Lot”, “Parent Tract”, and “Road Frontage Building Right”**

The purpose of this project is to review and comment on a proposal by Washington Township Officials to amend the Definition section in the Washington Township Zoning 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 Subdivision and Land Development Ordinance Amendment and recommended it be adopted as submitted.

Mr. Brenneman made a motion to accept the staff report as presented on 16-033 as presented. The motion was seconded by Mr. Bortner, voted on and carried as stated. Ms. Coble abstained from voting.

**YCPC PROJECT #16-034
WASHINGTON TOWNSHIP
ZONING ORDINANCE AMENDMENT
Text: Definition of “Lot”, “ECHO” Housing”, and “Parent Tract”;
Transfer of Building Rights; and ECHO Housing**

The purpose of this project is to review and comment on a proposal by Washington Township Officials to amend various sections in the Washington Township Zoning Ordinance. This

amendment is being submitted for recommendations 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 Zoning Ordinance Amendment and recommended it be adopted as submitted.

Mr. Brenneman made a motion to accept the staff report as presented on 16-034 as presented. The motion was seconded by Mr. Bortner, voted on and carried as stated. Ms. Coble abstained from voting.

**YCPC PROJECT #16-035
CONEWAGO TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: SIDE & REAR BUILDING SETBACK REQUIREMENTS
IN THE MEDIUM DENSITY RESIDENTIAL (R-2) ZONE**

The purpose of the project is to review and comment on a proposal by Conewago Township to amend the Conewago Township Zoning Ordinance by reducing the minimum required side and rear building setback requirements. This amendment is a revision to YCPC Project #16-026 that was presented at the June 21, 2016 YCPC meeting. This revised amendment proposed to further reduce the side setback and to include a reduction to the rear setback requirement. 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 be adopted as submitted.

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

Ms. Coble made a motion that project 16-035 be accepted as presented. The motion was seconded by Mr. Chronister, voted on and carried as stated.

YORK COUNTY HERITAGE PRESERVATION PLAN

Ms. Evans presented the York County Heritage Preservation Plan to the York County Planning Board. There will be a public meeting held on July 26, 2016 at 6:00 pm at the York County 911 Emergency Services Center, 120 Davies Drive, York, PA 17402. Everyone is welcome to attend.

OTHER BUSINESS

Ms. Dell discussed the Letter of Agreement between the Army Corp of Engineers and York County Planning Commission. Ms. Dell is seeking authorization from the Planning Commission to execute the agreement once it is finalized by the Army Corps and reviewed by Attorney Rehmeier. Mr. Clark had numerous questions about the role the Army Corps will play in the development of the Pollutant Reduction Plan. Ms. Dell explained that in this project they are a funding entity, not a regulator. The Planning Commission is the client and will direct the planning effort. **Ms. Coble made a motion to authorize the Director to execute the agreement upon final review and recommendation by the YCPC Solicitor.** The motion was seconded by Mr. Brenneman, voted on and carried as stated.

PERSONNEL

None

ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 8:39pm.

Respectfully submitted,

Kim Baker
Administrative Assistant