

**YORK COUNTY PLANNING COMMISSION
TUESDAY, May 17, 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 Earp, Matthew Chronister, Robert Kruger,

Members Absent: Sean P. Kenny

Staff: Felicia Dell, Dir.; Joe Heffner, Asst. Dir.; Terry Ruby, Sr. Planner; Karen Schaale, Fiscal Officer, Cathy Yontz, Assistant Fiscal Officer; Beth Nidam, Sr. Transportation Planner; Kim Baker, Recording Secretary; Karen Hawkins

Solicitor: Attorney Devon Myers, CGA Law Firm

Others: Michelle Buskey, MaherDuessel; Sandra L. Hinkle, North York Borough Council

Reporter: None

PUBLIC COMMENT

Ms. Coble requested that the Agenda be revised to show the missing YCPC Project # 16-015.

APPROVAL OF MINUTES

Ms. Coble made a motion to approve the minutes from April 19, 2016. The motion was seconded by Mr. Chronister, voted on and carried as stated.

COMMUNICATIONS

a. Acknowledgments

Mr. Kuhl noted that he would like to recognize Joe and Will for the fine presentation they made to the York County Commissioners on bridge funding needs.

FINANCIAL REPORT

a. April Financial Report for Review and Comment

Ms. Dell reviewed the simulated Financial Report for April, highlighting the Revenues and Expenses. Ms. Dell noted that there will be a completed final financial report for the period of January through April presented at the June meeting.

b. Audit Presentation

Ms. Buskey from MaherDuessel reported on the independent annual audit report. Ms. Buskey explained the new changes in the law to expand the transparency of government agencies.

Ms. Coble made a motion to approve the 2015 audit for the Planning Commission pending their incorporation of the SSAE and the 2015-16 information. The motion was seconded by Mr. Kruger, voted on and carried as stated.

COMMITTEE REPORTS

Ms. Dell stated there is interest in creating an “ECHO” subcommittee between the Planning Commission and staff. This committee can determine if independent living in an existing home is a zoning issue. Ms. Coble, Mr. Chronister and Mr. Bortner will be part of the subcommittee and work with Joe and staff to discuss this issue. Ms. Coble will be the sub-committee head for this project.

STAFF REPORTS

Ms. Nidam gave an overview of the Transportation Improvement Program (TIP). She explained the process used for funding road projects and how it is a continually rolling twelve-year cycle. The transportation department is currently holding public meetings through June 15, 2016, to gather the input of the citizens of York County on these projects.

SOLICITOR’S REPORT

Ms. Myers reported that Mr. Rehmeier wanted to thank everyone for completing their financials and he has taken care of filing those statements.

UNFINISHED BUSINESS

- a. DELTA BOROUGH SUBDIVISION – There was a request from the Developer to table the plans until the June Meeting. The Borough wanted to re-review the plans at their meeting next week. The Developer will need to address several issues raised by the borough engineer which will require a revised plan.

Ms. Coble made a motion that the waiver time limitation document be revised to specify the extension to our meeting dates and that the waiver have a time limitation

to the extension and be signed by the developer by our June meeting, even if they are not prepared to meet the conditions they would have to meet. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

Ms. Coble made another motion that this plan be tabled until the June meeting. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

NEW BUSINESS

A Conflict of Interest form was signed by Ms. Coble for the Washington Township Projects (16-014 and 16-015) and by Mr. Bortner for the PennTownship Project (16-013).

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

**YCPC PROJECT #16-012
NORTH HOPEWELL TOWNSHIP
ZONING ORDINANCE AMENDMENT
MAP: AGRICULTURAL (A) AND RESIDENTIAL (R) TO GENERAL COMMERCIAL
(CG)**

The purpose of this project is to review and comment on a proposal by a property owner to rezone two (2) parcels of land from Agricultural (A) and Residential (R) to General Commercial (CG). This amendment is 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 be adopted as submitted.

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

Ms. Coble questioned the advantage of changing the zoning. If the zoning is changed to General Commercial then we would be creating a non-conforming use with the cemetery.

Ms. Coble made a motion to amend the staff report to include the suggested revision and to recommend the Zoning Ordinance Amendment, be adopted as submitted. The motion was seconded by Mr. Kruger, voted on and carried as stated.

**ACT 537 SEWAGE FACILITIES PLAN
PENN TOWNSHIP
YCPC PROJECT #16-013**

A proposed Act 537 Sewage Facilities Plan for Penn Township 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 71.31 (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 be adopted as submitted.

Mr. Brenneman made a motion to recommend the Act 537 be adopted as submitted. The motion was seconded by Ms. Coble, voted on and carried as stated. Mr. Bortner abstained from voting.

**YCPC PROJECT #16-014
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 505 (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 not be adopted as submitted.

Mr. Clark commented that he was concerned with the utilities portion and what the municipalities would require as opposed to what was written in the Zoning Amendment.

Mr. Chronister made a motion to accept the staff recommendation on Project #16-014. The motion was seconded by Mr. Clark, voted on and carried as stated. Ms. Coble abstained from voting.

**YCPC PROJECT #16-015
WASHINGTON TONWSHIP
SUBDIVISION and LAND DEVELOPMENT ORDINANACE AMENDMENT
TEXT: Definition of “Lot” and “Parent Tract”**

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 recommendation on Project #16-015.

The motion was seconded by Mr. Kruger, voted on and carried as stated. Ms. Coble abstained from voting.

**YCPC PROJECT #16-019
FAIRVIEW TOWNSHIP ZONING ORDINANCE AMENDMENT
MAP: CB- COMMERCIAL BUSINESS DISTRICT TO
IB – INDUSTRIAL BUSINESS DISTRICT**

The purpose of the project is to review and comment on a property owner's request to amend the Fairview Township Zoning Map by rezoning a parcel of land from CB – Commercial Business District to I B – Industrial Business District. 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 Subdivision and Land Development Ordinance Amendment and recommended it be adopted as submitted.

Comments were offered concerning the traffic infrastructure, that the use is not consistent with the comprehensive plan, that traffic or uses included in the Amendment would be more intense than the present infrastructure would allow & that the current zoning with commercial zoning is more complimentary to the residential zone to the west.

Ms. Coble made a motion that the staff report be revised to include the Commission's comments and that the project not be accepted as submitted. The motion was seconded by Mr. Brenneman, voted on and carried as stated.

CONSENT AGENDA

The staff reports of the following projects: **#16-016, #16-017, and #16-018** were agreed to make up this month's Consent Agenda. **Mr. Bortner made a motion to accept the Consent Agenda.** The motion was seconded by Ms. Coble, voted on and carried as stated.

YCPC PROJECT #16-016
YORK TOWNSHIP
ZONING ORDINANCE AMENDMENT
MAP: Commercial Office (CO) TO RESIDENTIAL LOW DENSITY (RL)

The purpose of this project is to review and comment on a proposal by a property owner to rezone one parcel of land from Commercial Office (CO) to Residential Low Density (RL). This amendment is 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 be adopted as submitted.

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

YCPC PROJECT #16-017
MANCHESTER TOWNSHIP ZONING ORDINANCE AMENDMENT
TEXT: COMMUNITY COMMERCIAL SPORTS FACILITY BY SPECIAL
EXCEPTION IN THE O – OFFICE DISTRICT AND THE RH – HIGH DENSITY
RESIDENTIAL DISTRICT

The purpose of the project is to review and comment on a property owner's request to amend the Manchester Township Zoning Ordinance to allow a Community Commercial Sports Facility as a special exception use in the O-Office District and the RH – High Density Residential District. The proposed amendment is being submitted for recommendation in accordance with Section 609.1 (a) of the Pennsylvania Municipalities Planning Code (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 #16-018
NORTH YORK BOROUGH ZONING ORDINANCE AMENDMENT
MAP: LIC – LIGHT INDUSTRIAL COMMERCIAL DISTRICT TO R2 – MEDIUM
DENSITY RESIDENTIAL DISTRICT

The purpose of the project is to review and comment on a property owner's request to amend the North York Borough Zoning Map by rezoning a parcel of land from LIC – Light Industrial Commercial to R2 – Medium Density Residential District. 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.

OTHER BUSINESS

None

PERSONNEL

Ms. Dell commented that this is Karen's last meeting and that she was here to accompany Kim Baker. Ms. Baker will be providing administrative support to the YCPC.

ADJOURNMENT

There being no additional business, Chairman Kuhl adjourned the meeting at 8:54pm.

Respectfully submitted,

Kim Baker
Administrative Assistant