

LOCAL GOVERNMENT ADVISORY COMMITTEE OF YORK COUNTY

Executive Committee

A Meeting of the Local Government Advisory Committee of York County, Pennsylvania, Executive Committee, was held Wednesday, January 2, 2008 at 6:30 p.m. at the York County Administrative Center Bldg., 3rd Flr., 28 E. Market Street, York, PA 17401.

PRESENT: Members: Madelyn Shermeyer, Dover Twp.; Pat Fero, Shrewsbury Twp.; Kelly Skiptunas, Lower Windsor Twp.; Jeff Bonnerwith, Manheim Twp.

 Staff: Barb McKinney, Senior Planner; Terry Ruby, Senior Planner, Jean Ball, Recording Secretary

 Other: None

The meeting was called to order by Ms. Shermeyer at 6:31 p.m.

APPROVAL OF MINUTES: Ms. Shermeyer asked for any comments or corrections to the November 28, 2007 meeting minutes. There being no comments or corrections, Mr. Fero made a motion for approval of the minutes, as presented. The motion was seconded by Ms. Skiptunas, voted on and carried as stated.

OLD BUSINESS

There was no Other Business.

NEW BUSINESS

PROJECTS TO BE CONSIDERED BY YCPC DURING THE MONTH OF JANUARY

Ms. McKinney and Ms. Ruby summarized the following projects, which will be considered by the York County Planning Commission at its meeting in January.

Codorus Township has submitted, for review and comment a proposal by Codorus Township Officials to amend the to the Township’s Zoning Ordinance. Section 504, Regulations Respecting Single-Family Dwellings, is being amended by changing current text and adding new requirements. These amendments are being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-01**.

Ms. McKinney reviewed the proposed amendment, noting that the Section 504 table refers to their Sliding Scale.

Following a brief discussion, Mr. Fero made a motion to recommend **approval** of the proposed amendment as presented. The motion was seconded by Ms. Skiptunas, voted on and carried as stated.

Fawn Township Officials have submitted a revised amendment to the Township's Subdivision and Land Development Ordinance regarding regulations for add-on lots. The amendment is being submitted for recommendation in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-02.**

Ms. McKinney highlighted the proposed amendment, noting that this was previously reviewed in November, but has been revised. She stated that Section 307, #4, it is very similar but provides more clarification.

Following a brief discussion on the significance of the 10 acre designation under Project Discussion, Section 307, 5. b. and why it was chosen, Mr. Fero made a motion to recommend **approval of the proposed amendment, but questioned the 10 acre designation under Section 307, 5. b.** The motion was seconded by Ms. Skiptunas, voted on and carried as stated.

Peach Bottom Township Officials have submitted, for review and comment, a proposed amendment to the Township's Zoning Ordinance regarding regulations for home occupation and water pollution and conservation. The amendments are being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-03.**

Ms. Ruby highlighted the proposed amendment, noting that anyone that applies for a permit for an underground facility for certain products has to drill ore holes to monitor for it.

Following a brief discussion Mr. Bonnerwith made a motion to recommend **approval of #1, Section 303(1)(h), but denial of Section 397, based on the fact that it is regulated by DEP.** The motion was seconded by Ms. Skiptunas, voted on and carried as stated.

Lower Chanceford Township Officials have submitted a revised amendment to the Township's Subdivision and Land Development Ordinance regarding subdivision of crop land and definitions. The amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-04.**

Ms. McKinney noted that this was previously reviewed and they have revised it incorporating the comments of the YCPC and Township Planning Commission. She stated they added some new definitions, that #4, #5, and #6 are basically the same and highlighted other additions to the Ordinance.

Following the discussion, Ms. Skiptunas made a motion to recommend **approval, but recommend adding an engineering analysis of soils by a licensed Geologist and clarification of Section 298, Subsection e. #3. b.** The motion was seconded by Mr. Bonnerwith, voted on carried as stated.

Hopewell Township has submitted, for review and comment, a proposal by Hopewell Township Officials to amend the Township's Subdivision and Land Development Ordinance to increase the fee in lieu of the dedication of land for recreation purposes. This amendment has been submitted for review and comment in accordance with Section 505.(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-05.**

Ms. Ruby reviewed the proposed amendment, noting that it is based on the average home price between \$130,000 - \$150,000.

Following a brief discussion, Mr. Fero made a motion to recommend **approval**. The motion was seconded by Mr. Fero, voted on and carried as stated.

Jackson Township/Paradise Township has submitted, for review and comment, a Joint Comprehensive Plan amendment to the York County Planning Commission, as required by Section 301.3 of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-06.**

Ms. McKinney reviewed the Plan, noting that the environmental considerations are some of the most important within the Plan and no public water is designated in the area.

Following a brief discussion, Mr. Fero made a motion to recommend **denial** as presented. The motion was seconded by Ms. Skiptunas, voted on and carried as stated. There was one opposed.

Conewago Township has submitted, for review and comment, a property owner's request to amend the Conewago Township Zoning Map by rezoning one (1) parcel of land located in the northeastern portion of the Township. The rezoning site is located at the corner of Susquehanna Trail (295) and Big Conewago Avenue. The owner is requesting that Township Officials rezone the site from Residential (R) to Industrial(I). The proposed amendment is being submitted for recommendation in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code. **YCPC #08-07.**

Ms. Ruby highlighted the property owner's request.

There being no questions or comments, Mr. Fero made a motion to recommend **approval** of the proposed amendment as presented. The motion was seconded by Ms. Skiptunas, voted on and carried as stated.

Springettsbury Township has submitted, for review and comment, an amendment to the Springettsbury Township Zoning Ordinance concerning temporary uses and structures. The proposed Ordinance amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-08.**

Ms. Ruby highlighted the proposed amendment, noting it was reviewed last year to remove Temporary Uses, now they want to add some temporary uses back into the Ordinance.

Following a brief discussion, Mr. Fero made a motion to recommend **denial based on the fact that it is too restrictive**. The motion was seconded by Ms. Skiptunas, voted on and carried as stated.

York Township has submitted for review and comment, a proposal by a property owner to rezone one parcel of land located on the east side of South Queen Street from High Density Residential (RH9) to Shopping Commercial (C-S). This amendment is being submitted for review in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code.(PA MPC). **YCPC #08-09**.

Ms. Ruby highlighted the proposed rezoning request by a property owner. She noted that this property comprises M & G Mobile Home Park off of South Queen Street.

Following a brief discussion, Mr. Fero made a motion to recommend **approval** of the proposed rezoning as presented. The motion was seconded by Mr. Bonnerwith, voted on and carried as stated.

OTHER BUSINESS

There was no Other Business

NEXT MEETING:

Ms. Shermeyer noted that the next Executive Committee meeting will be **Wednesday, January 30, 2008, 6:00 p.m.** (Note the time change, as we are starting early due to the Holiday Covered Dish) at the Administrative Center.

ADJOURNMENT:

The meeting was adjourned by Ms. Shermeyer at 7:25 p.m.

Respectfully submitted,

Jean Ball
Recording Secretary