

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, April 30, 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.; Lucy Cadwallader, Glen Rock Boro.; Steve Wolf, Hellam Twp.; Patrick Fero, Shrewsbury Twp.; Dick Guyer, Spring Garden Twp.; Nick Gurreri, Springettsbury Twp.

Staff: Joe Heffner, Asst. Director; Terry Ruby, Senior Planner, Jean Ball, Recording Secretary

Other: None

The meeting was called to order by Ms. Shermeyer at 6:30 p.m.

APPROVAL OF MINUTES: Ms. Shermeyer asked for any comments or corrections to the March 26, 2008 meeting minutes. There being no comments or corrections, Mr. Gurreri made a motion for approval, as presented. The motion was seconded by Mr. Fero, voted on and carried as stated. Mr. Guyer abstained due to his absence from the March 26, 2008 meeting.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

PROJECTS TO BE CONSIDERED BY YCPC DURING THE MONTH OF MAY:

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

Winterstown Borough has submitted a proposal to rezone Tract No. 1 (19.1 acres) of Parcel 68A, Tax Map EK, containing approximately 123 acres, from Rural Agricultural to Residential. This request is being made by property owners (C. Arthur and Betty A. Hildebrand). The amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-31.**

Mr. Heffner reviewed the proposed amendment, noting the property is currently being farmed, but the Land Use Plan designates this tract for Residential. He stated there is no water or sewer and it is noted that there is a potential hazzard at two of the intersections in the area, although it is not a high traffic area.

Following a brief discussion, Mr. Gurreri made a motion to recommend **approval** of the proposed amendment as submitted. The motion was seconded by Mr. Wolf, voted on and carried as stated.

Dover Borough has submitted, for review and comment, a proposed Act 537 Sewage Facilities Plan, 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. **YCPC #08-32.**

Mr. Heffner reviewed the proposed Plan noting that this was reviewed in the early 1980's and was completed in 1995. He highlighted the problems that were addressed, stating they looked at several alternatives prior to this decision.

Following a brief discussion, Mr. Gurreri made a motion for **approval** of the proposed Plan, as submitted. The motion was seconded by Mr. Fero, voted on and carried as stated.

Franklintown Borough Officials have submitted a new Subdivision and Land Development Ordinance (SALDO) for review by the York County Planning Commission (YCPC) in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). Currently the Borough does not have a SALDO and the YCPC has acted as the governing body in regard to all subdivision and land development plans within the Borough **YCPC #08-33.**

Mr. Heffner highlighted the new Ordinance, noting that they have never had a SALDO before and it is a work in progress.

Following a brief discussion where Mr. Fero stated since the LGAC does not have the entire Ordinance for review, he makes a motion that the New SALDO **was noted** by the Committee. The motion was seconded by Mr. Wolf, voted on and carried as stated.

Fairview Township has submitted, for review and comment, a proposal to re-zone Parcel 59E Tax Map RF from the Residential Single (RS) to Commercial Highway (CH). This request is being made by property owners (Ebersole Property Management LLC). The amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code. (PA MPC). **YCPC #08-34.**

Mr. Heffner highlighted the proposed amendment, stating they are requesting the rezoning from Residential Single to Commercial Highway.

Following a brief discussion, Mr. Fero made a motion to recommend **denial** of the proposed rezoning as submitted. The motion was seconded by Mr. Wolf, voted on carried as stated.

Fairview Township has submitted, for review and comment, a proposal to re-zone Parcels 75 and 78A Tax Map SF from Commercial Neighborhood (CN) to Residential Village (RV). This request is being made by the property owner (Matthew D'Agostino). The amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MFC). **YCPC #08-35.**

Mr. Heffner reviewed the proposed rezoning noting that there is public water and sewer on the parcels, but this rezoning would create a single block. He stated that the Township Comprehensive Plan is old and they need to take a closer look at the Land Use scheme.

Following a brief discussion, Mr. Wolf made a motion to recommend **approval** of the proposed rezoning as submitted. The motion was seconded by Mr. Gurreri voted on and carried as stated. There were 2 opposed and 1 abstained.

On behalf of **Franklinton Borough** Officials, the Township's consultant, KPI Technology, with assistance from Planning Principles, LLC., has presented the final draft of a Zoning Ordinance, including text and map, for recommendations in accordance with Section 607.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-36**.

Mr. Heffner reviewed the proposed New Zoning Ordinance, noting this also is a brand new Ordinance.

Following a brief discussion where Mr. Fero stated that since the LGAC Executive Committee does not have the entire Ordinance for review, he makes a motion that the New Zoning Ordinance **was noted** by the Committee. The motion was seconded by Mr. Guyer, voted on and carried as stated.

Codorus Township Officials have submitted, for review and comment, a proposal to amend the Township's Zoning Ordinance by revising and adding terms to Section 302, Definitions; by revising Section 504, Regulations Respecting Single-Family Dwellings, by changing current text and adding new requirements; and by revising Section 626, Nonconformities, by changing the text of Subsection (9) regarding nonconforming tracts of record. These amendments are being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA M PC). **YCPC #08-37**.

Ms. Ruby reviewed the proposed amendment, highlighting the changes and additions.

Following a brief discussion, Mr. Fero made a motion for **denial** of the proposed amendment as submitted, on the basis that it doesn't really preserve land. The motion was seconded by Mr. Wolf, voted on and carried as stated.

Peach Bottom Township Officials have submitted an amendment to the Township's Zoning Ordinance regarding definitions. The amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MFC). **YCPC #08-38**

Ms. Ruby highlighted the proposed amendment stating that the YCPC has seen Crop Land definitions in other Ordinances.

A brief discussion ensued on the possible problems protecting pasture lands and woodlands. Following the discussion, Mr. Fero made a motion for **approval** of the proposed amendment as submitted. The motion was seconded by Mr. Gurreri, voted on and carried as stated.

Red Lion Borough has submitted, for review and comment, a proposal by Red Lion Borough Officials to amend the Borough's Zoning Ordinance to add new definitions, to revise existing definitions, to address dwelling types and standards in the Residential Outlying Zoning District (RO) and to revise Specific Standards for Special Exception Uses. These amendments are being submitted for review in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-39.**

Ms. Ruby highlighted the proposed amendment.

There being no questions or comments, Mr. Gurreri made a motion for **approval** of the proposed amendment as submitted. The motion was seconded by Mr. Fero, voted on and carried as stated.

Windsor Borough has submitted, for review and comment, a proposal by Windsor Borough Officials to amend the Borough's Zoning Ordinance to address paving and stormwater management of parking areas. The amendment has been submitted for review and comment in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-40.**

Ms. Ruby highlighted the proposed amendment and questioned whether this amendment should be in the Zoning Ordinance.

Following a brief discussion, Mr. Fero made a motion for **approval** of the proposed amendment, conditioned upon moving it to the Subdivision Ordinance. The motion was seconded by Mr. Guyer, voted on and carried as stated.

West Manchester Township Officials have resubmitted a proposed amendment to the West Manchester Township Zoning Ordinance which would add "Hospital" and "Medical Clinic" as permitted uses in the Mixed Use (MU) Zone. The revised amendment now also proposes to allow for an increase in the height limit for hospitals. The amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-41.**

Ms. Ruby highlighted the proposed amendment, noting this parcel is being looked at for a possible hospital to relocate.

Following a brief discussion, Mr. Fero made a motion for **approval** of the proposed amendment as submitted. The motion was seconded by Mr. Guyer, voted on and carried as stated.

Hopewell Township has submitted, for review and comment, a proposal by Hopewell Township Officials to amend the Township's Zoning Ordinance to delete language regarding transfer of dwelling rights from the section regulating bonus dwelling rights. This amendment is being submitted for review in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-42.**

Ms. Ruby highlighted the proposed amendment, noting in 2005 they submitted an amendment to move the Transfer Development Rights regulations into a different section. She stated that at that time they missed two paragraphs and they are submitting this amendment to correct that mistake.

There being no questions or comments, Mr. Gurreri made a motion for **approval** of the proposed amendment as submitted. The motion was seconded by Mr. Fero, voted on and carried as stated.

OTHER BUSINESS

Appointment of the Nominating Committee

Ms. Shermeyer appointed Mr. Gurreri and Mr. Fero to the Nominating Committee for the election of officers for the Executive Committee for the 2008 - 2009 FY.

Nominating Committee Recommendation

Mr. Fero and Mr. Gurreri recommended to the Committee that the following current officers retain their office for the 2008 - 2009 FY:

Madelyn Shermeyer, Dover Twp.	-	Chair
Kelly Skiptunas, Lower Windsor Twp.	-	Vice Chair
Larry Homsher, York City	-	Secretary

The LGAC Executive Committee agreed to recommend the current slate officers to the Full Committee for election at the Annual LGAC Full Committee/YCPC Awards Dinner meeting as recommended by the Nominating Committee.

NEXT MEETING

Ms. Shermeyer noted that the next Executive Committee meeting will be **Wednesday, May 28, 2008, 6:30 p.m.** at the Administrative Center. The Annual LGAC Full Committee/YCPC Awards Dinner Meeting will be **Thurs., May 22, 2008, 6:30 p.m. at the Holiday Inn Banquet & Conference Center.**

ADJOURNMENT

The meeting was adjourned by Ms. Shermeyer at 7:40 p.m.

Respectfully submitted,

Jean Ball Recording Secretary