

**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, May 28, 2008 at 6:30 p.m. at the York County Administrative Center Bldg., 3<sup>rd</sup> Flr., 28 E. Market Street, York, PA 17401.

PRESENT:   Members:     Madelyn Shermeyer, Dover Twp.; Steve Wolf, Hellam Twp.; Earl Willoughby, Jacobus Boro.; Kelly Skiptunas, Lower Windsor Twp.; Jeff Bonnerwith, Manheim Twp.; Patrick Fero, Shrewsbury Twp.; Nick Gurreri, Springettsbury Twp.; Larry Homsher, York City

                  Staff:         Mike Shaffer, Senior Planner, Jean Ball, Recording Secretary

                  Other:         Dave Miller, Manheim Twp.

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 April 30, 2008 meeting minutes. There being no comments or corrections, Mr. Gurreri made a motion for approval, as presented. The motion was seconded by Mr. Wolf, voted on and carried as stated.

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

**PROJECTS TO BE CONSIDERED BY YCPC DURING THE MONTH OF JUNE**

Mr. Shaffer summarized the following projects, which will be considered by the York County Planning Commission at its meeting in June.

**West Manheim Township** has submitted a proposal by West Manheim Township Officials to amend the Township's Zoning Ordinance by revising the lot area regulation tables in the following Zoning Districts: Residential District, Suburban Residential District, Commercial/Industrial District, Farming District, and Rural Resource District. The proposed amendment also includes revising the text of the regulations for the Natural Features Overlay Districts and the Conservation Subdivision Overlay, and the requirements for accessory buildings and structures. This amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #08-43.**

Mr. Shaffer reviewed the proposed amendment, stating that this was previously reviewed prior to March meeting, the staff made a recommendation not to adopt. He stated the municipality looked at the proposed amendment again and made most of the YCPC staff recommended changes.

Following a brief discussion, Mr. Gurreri made a motion to recommend **approval of the proposed amendment with the recommendation that to maintain consistency they use square footage throughout the charts, specifically page 4, #4, Article 5, instead of acres in one and square footage in another.** The motion was seconded by Mr. Fero, voted on and carried as stated.

**Lancaster County** has submitted a copy of Connections, a Draft Lancaster Regional Transportation Plan element of the Lancaster County Comprehensive Plan, to the York County Planning Commission for review and comment, as required by Section 302 (a.1) of the Pennsylvania Municipalities Planning Code (PA MPC ). **YCPC #08-44.**

Mr. Shaffer highlighted the proposed Connections, a Draft Lancaster Regional Transportation Plan element, noting the surrounding municipalities are required to submit a copy of any changes to York County for any comments they may have and we are required to do the same for our surrounding municipalities.

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

**Franklin Township** has submitted an amendment to the text of the Franklin Township Zoning Ordinance, proposed by Township Officials. The proposed amendments include the addition of definitions for Flag Lot; Historical, Educational, or Cultural Attraction; and Museum, and proposed changes to the definitions of Home Business, Indoor Commercial Recreation Facility, Kennels, and Land Development. The proposed amendments include changes to the zoning districts in which several of these uses are permitted.

The amendments also propose changes to whether accessory structures of a certain size are permitted by right or by conditional use in each Zoning District. The amendments propose changes to the permitted height of accessory buildings in each Zoning District. The required minimum lot width in the Residential (R) Zone is proposed to be amended. Specific criteria concerning Flag Lots and Private Clubs are to be amended. Specific criteria for Historical, Educational, or Cultural Attractions; Museums; and Kennels are added to Article 4. Throughout the Ordinance, the term “cottage industry” is to be changed to “home occupation.” The amendments are being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities planning Code (PA MPC).

Mr. Shaffer highlighted the amendment, stating that the Committee has seen this proposal previously. He stated they have added some things since that previous submission, YCPC #08-10. Mr. Shaffer stated they have addressed most of the YCPC staff’s concerns and added some new things.

Following a brief discussion, Mr. Wolf made a motion for **approval with the recommendation they remove Flag Lot regulations from the definitions, change page 5, #21., Section 444.B., by adding Off-street parking lots back in, to continue the sentence to read such parking lots must also be set back thirty (30) feet from any adjoining lot line and verify that there are provisions for No Impact Home Businesses.** The motion was seconded by Mr. Homsher, voted on and carried as stated.

**Fairview Township** has submitted, at a developer's request, five (5) proposed amendments to the Township's Zoning Ordinance for review by the York County Planning Commission (YCPC) in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). Four (4) of the proposed amendments would revise § 1605.1 of the Fairview Township Zoning Ordinance (Chapter 27 in its Code of Ordinances). § 1605 pertains to "*Standards for Conditional Uses.*" Subsection 1. Pertains to "*Cluster Development.*" The fifth amendment proposes to revise § 1806.4., which pertains to the time period allowed for a Zoning Permit.

A similar project (YCPC Project #08-25) was reviewed and denial was recommended by the YCPC at its April 1, 2008 meeting. The developer's attorney has made some revisions to the previously reviewed amendment. However, this time he has submitted each amendment as a separate Ordinance. In order to save time and paper, the five (5) proposed ordinance will be reviewed under one project number. **YCPC #08-46.**

Mr. Shaffer highlighted the proposed amendment.

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

### **OTHER BUSINESS**

There was no Other Business.

### **NEXT MEETING**

Ms. Shermeyer noted that the next Executive Committee meeting will be **Wednesday, June 25, 2008, 6:30 p.m.** at the Administrative Center

### **ADJOURNMENT**

The meeting was adjourned by Ms. Shermeyer at 7:02 p.m.

Respectfully submitted,

Jean Ball  
Recording Secretary