

**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, October 31, 2007 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.; Pat Fero, Shrewsbury Twp.; Jeff Bonnerwith, Manheim Twp.; Larry Homsher, City of York

                  Staff:         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 September 26, 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 Mr. Homsher, voted on and carried as stated.

**OLD BUSINESS**

Ms. Shermeyer noted that there was no Old Business.

**NEW BUSINESS**

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

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

**Manheim Township** officials have submitted, for review and comment, a proposal by a landowner (William and Michele Crumrine) to rezone one (1) parcel of land, known as Parcel 34B, located in Manheim Township. Parcel 34B is proposed to be rezoned from Conservation (Cv) to Agricultural (A). The parcel is located on the northwest side of Sinsheim Road (SR 3041), west of Pine Tree Road. This amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-93.**

Ms. Ruby highlighted the project stating the parcel consist of 5.7 acres currently in Conservation.

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.

**Peach Bottom Township** has submitted, for review and comment, a proposed amendment to the Township's Zoning Ordinance regarding regulations for setbacks, subdivision and additions to the definitions. The amendment is being submitted for recommendations accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-94**

Ms. Ruby highlighted the proposed amendment, setbacks, additions and definitions.

Following a brief discussion regarding the need for an easement and placement of a building against the lot line, Mr. Bonnerwith made a motion to recommend **approval of proposed amendments #2 through #6, but denial of the amendment for #1, Sect. 201.3(3)(a)**. The motion was seconded by Mr. Fero, voted on and carried as stated.

**Lower Chanceford Township** officials have submitted, for review and comment, a proposed amendment to the Township's Zoning Ordinance regarding regulations for subdivision of crop land and additions to the definitions. The amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-95**

Ms. Ruby highlighted the proposed amendment.

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

**Shrewsbury Borough** has submitted, for review and comment, a proposal by Shrewsbury Borough Officials to amend the Borough's Zoning Ordinance with regard to Buffer Yards. This is a resubmission of YCPC Project #07-82, based on the staff comments of that project. This amendment is being submitted for review and comment in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-96**

Ms. Ruby reviewed the proposed amendment, stating it is a re-submission and that the Borough has made all of the YCPC staff recommended changes from YCPC Project #07-82.

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

**Shrewsbury Township** has submitted, for review and comment, a proposal by Shrewsbury Township Officials to amend the Township's Subdivision and Land Development Ordinance to address the subdivision of lots where biosolids have been spread. This amendment has been

submitted in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-97**

Ms. Ruby reviewed the proposed amendment.

A lengthy discussion ensued regarding the five (5) year wait requirement, in Section 306 Acceptance of Plans, “2., to a parcel or parcels where biosolids have been applied and whether it is justified. Mr. Fero and Ms. Ruby stated that research has been done and there is nothing to justify the five (5) year wait requirement.

Following the discussion, Mr. Bonnerwith made a motion to recommend **denial of the proposed amendment based on scientific evidence regarding the time line and when it can be treated. Also, under #3, Section 514 Water Service Analysis and Feasibility Report, because there is no timetable for additional testing.** The motion was seconded by Mr. Homsher, voted on and carried as stated.

**Jackson Township** has submitted, for review and comment, a proposal by Jackson Township Officials to adopt a new Zoning Ordinance and Map for Jackson Township. The proposed Ordinance is being submitted for recommendations in accordance with Section 607.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-98**

Ms. Ruby highlighted the proposed new Zoning Ordinance and Map, stating that it is a re-submission with significant changes. She stated that it is an improvement from the last submission, but it still needs some more work.

A brief discussion ensued regarding Group Homes By Right or by Special Exception. Ms. Ruby noted they have to be regulated the same way as Single Family Residential Dwellings. Mr. Fero raised concerns regarding the Underground Mining Overlay.

Following the discussion, Mr. Fero made a motion to recommend **denial** of the proposed Zoning Ordinance and Map, as presented. The motion was seconded by Mr. Homsher, voted on and carried as stated

**Fawn Township** has submitted, for review and comment, a proposed amendment to the Township’s Subdivision and Land Development Ordinance regarding regulations for add-on lots. The amendment is being submitted for recommendations in accordance with Section 505.(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-99.**

Ms. Ruby highlighted the proposed amendment.

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

**Shrewsbury Township** has submitted, for review and comment, a proposal by Shrewsbury Township Officials to amend the Township’s Zoning Ordinance to clarify language regarding the transfer of development rights when those rights cannot be physically located on the parent (transferor) parcel. This amendment is being submitted for review in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-100.**

Ms. Ruby highlighted the proposed amendment. A brief discussion ensued.

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

**East Manchester Township** has submitted for review and comment, an amendment to the East Manchester Township Zoning Ordinance concerning Duplex Lots, Portable Storage Units & Roll-Off Dumpsters, Day Care Centers, Temporary Uses, temporary Signs and Definitions. The proposed Ordinance is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code.(PA MPC). **YCPC #07-101.**

Ms. Ruby highlighted the proposed amendment. A brief discussion ensued regarding signs and the use of the PODS trademark.

Following a brief discussion on the use of the PODS trademark , Mr. Bonnerwith made a motion to recommend **approval of the proposed amendment, with the recommendation the Township add the trademark symbol under #18, Section 1003, ‘Portable Storage Unit.** The motion was seconded by Mr. Fero, voted on and carried as stated.

**Delta Borough** has submitted, for review and comment, an amendment to the Delta Borough Zoning Ordinance concerning the enforcement notice for violation of the provisions of the Zoning Ordinance. The propose ordinance amendment is being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code. (PA MPC). **YCPC #07-102.**

Ms. Ruby highlighted the proposed amendment.

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

**Springettsbury Township** has submitted, for review and comment, an amendment to the Springettsbury Township Zoning Ordinance concerning the enforcement notice for violation of the provisions of the Zoning Ordinance. The proposed Ordinance amendment is being submitted for recommendations in accordance with Section 609. (e) of the Pennsylvania Municipalities Planning Code. **YCPC #07-103**

Ms. Ruby highlighted the proposed amendment.

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 Mr. Homsher, voted on and carried as stated.

**Seven Valleys Borough** has submitted, for review and comment, a proposal by Seven Valleys Borough officials to amend the Borough's Zoning Ordinance. The following sections are to be amended: Section 202, Specific Words and Phrases, by adding five new definitions, and Section 505, Outdoor Signs, by amending current text and adding new sign types and requirements. These amendments are being submitted for recommendations in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-104.**

Ms. Ruby highlighted the proposed amendment, noting that it is a resubmission and they have made the changes based on the recommendations of the York County Planning Commission.

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 Mr. Bonnerwith, voted on and carried as stated.

**North Codorus Township** has submitted, for review and comment, a proposal by North Codorus Township Officials to amend the Township's Subdivision and Land Development Ordinance (SALDO) by adding one new definition to Section 165-6, Definitions, and by amending Section 165-23., Fees, providing detailed provisions for the charging and collecting of plan review fees. This amendment is being submitted for recommendations in accordance with Section 505.(a) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-105.**

Ms. Ruby highlighted the proposed amendment, noting they are making changes to definitions and fees.

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

**York Township** has submitted, for review and comment, a proposal by a property owner to rezone approximately 3.5 acres of land located on the southwest side of Cape Horn Road (SR 0024) from Low Density Residential (RL3) to Office-Professional (O-P). This is a revised resubmission of Project #07-78. This amendment is being submitted for review in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC). **YCPC #07-106.**

Mr. Ruby highlighted the proposed amendment, noting it is a partial resubmission of the map amendment that was before the Committee in the recent passed. She stated they are requesting only a rezoning of the Moose Lodge parcel. A brief discussion ensued.

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

## **OTHER BUSINESS**

A brief discussion ensued regarding the December meeting date and its close proximity to the Christmas holiday. Also, Ms. Shermeyer asked whether the staff has contacted Wellsville Borough regarding whether anyone from that Borough would be interest in representing their Region on the LGAC Executive Committee. Ms. Ball stated she would talk to Mr. Heffner and report to the Committee next month.

## **NEXT MEETING:**

Ms. Shermeyer noted that the next Executive Committee meeting will be **Wednesday, November 28, 2007, 6:30 p.m.** at the Administrative Center.

## **ADJOURNMENT:**

The meeting was adjourned by Ms. Shermeyer at 7:57 p.m.

Respectfully submitted,

Jean Ball  
Recording Secretary