

YORK COUNTY PLANNING COMMISSION

PROCEEDINGS:

7:30 p.m. October 2, 2007 - Regular Meeting
Administrative Center, Commissioners Meeting Room
28 East Market St.
York PA 17401

The meeting was opened by Chairman Dunlap at 7:35 p.m.

ROLL CALL

Members Present : Terry Dunlap, Walter Kuhl, Walter Lobodinsky, Brian Brenneman
Randy Meyerhoff, Mary Kay Reed, Scott Simonds

Members Absent : Mary Coble, Jeff Propps

Staff : Felicia Dell, Director; Joe Heffner, Assistant Director; Mike Shaffer,
Sr. Planner; Kelly Hildebrecht, Recording Secretary

Solicitor : Jeffrey L. Rehmeyer II

Others : Attorney Sean Delaney

Reporter : None

PUBLIC COMMENT

None

APPROVAL OF MINUTES:

Chairman Dunlap asked for any comments or corrections to the minutes of September 4, 2007. There being no questions or comments, Mr. Simonds made a motion for **approval** of the minutes as presented. The motion was seconded by Ms. Reed, voted on and carried, as stated.

COMMUNICATIONS:

Project Review Correspondence

RGS Associates, inc., Windsor Twp. (1), York County Conservation District, Spring Grove (1), CET Engineering Services, Carroll Twp., (1), Dawood Associates, Inc., (1), Tyco Electronics, Springfield Twp., (2)

Acknowledgments

None

FINANCIAL REPORT

Ms. Dell highlighted the Financial Report for August, stating that we are carrying a slightly lower balance, due to the timing of the payroll withdrawal. Ms. Dell briefly reviewed various Expenditures and Revenue items for the month of August.

Chairman Dunlap asked that the record reflect that the August Financial Report has been received, reviewed and will be placed in the file for the auditors.

COMMITTEE REPORTS:

Mr. Dunlap noted that the Intensive Agricultural Operations Committee met last week. The members determined that Act 38, which was passed two years ago, is not an effective piece of legislation. The plan is to review the Act in great detail and come up with its shortcomings and then present it to the legislators and the Conservation District. They will also be touring a CAFO, chicken farm.

Ms. Dell noted, in Ms. Coble's absence, that she did contact Attorney Chuck Zaleski. He informed her that he is semi-retired, but would be very willing to give his insight on specific questions on these practices. He is still involved in agriculture issues via his participation in the Farm Transitions Board with the PA Dept of Agriculture.

STAFF REPORTS:

Ms. Reed briefly mentioned that it was very nice to see that Mr. Barnock was invited to serve on a committee.

SOLICITOR'S REPORT

Attorney Rehmeier noted he had nothing to report for this month.

OLD BUSINESS

- a. **Trestle Station Preliminary Subdiv. Plan, Delta Boro., 12 Lots, YCPC File #57-07-08-14-365** - Mr. Shaffer noted that the developer requested that this be tabled again to give them time to respond to the comments. Chairman Dunlap inquired about the timeline. Mr. Shaffer noted that it is good until December. With that being said, Mr. Brenneman made a motion to **approve** the request to table the project until the November meeting. Mr. Simonds seconded the motion. It was voted on and passed as presented.
- b. **Woods at Slate Ridge Final Subdiv., Delta Boro. & Peach Bottom Twp., 5 Lots, YCPC File #43-07-08-07-355** - There is also a request to table this project for the November meeting. Mr. Brenneman made a motion to **approve** that request. Mr. Kuhl seconded the motion. It was voted on and passed as presented.

- c. **McNeal Property Final Subdiv., Felton Boro. & Chanceford Twp., 2 Lots, YCPC File #62-07-08-13-368** - Mr. Shaffer noted that This was tabled at last month's meeting. We are still waiting for information on Item D. Mr. Shaffer gave a brief description of the items that are outstanding and explained that the municipal engineer does not typically sign a plan where the County has ultimate approval power.

Ms. Reed inquired about certain signatures not being completed. A brief discussion ensued regarding these signatures and the fact that they are typically not completed until after the plan is officially approved.

After that discussion, Mr. Brenneman made a motion to **conditionally approve** the plan, with the stipulation that items A-D be completed. Mr. Kuhl seconded the motion. It was voted on and passed as presented.

NEW BUSINESS

The following projects were taken on an individual basis for discussion:

**YCPC PROJECT #07-88
WINDSOR TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: DEFINITIONS, SIGNS, ACCESS DRIVES, CUL-DE-SACS, PERMITTED USES**

The purpose of this project is to review and comment on a proposal by Windsor Township Officials to amend the Township's Zoning Ordinance with regard to Definitions, Signs, Access Drives, Cul-de-Sacs, and Permitted Uses. These amendments are being submitted for review in accordance with Section 609 (e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends the proposed amendments to the Windsor Township Zoning Ordinance be adopted as submitted.

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

A brief discussion ensued on the enforcement of such an ordinance and whether it should be within a Zoning Ordinance. Following the discussion, Mr. Brenneman made a motion to **approve** the staff report as presented. The motion was seconded by Ms. Lobodinsky. It was voted on and passed as presented.

**YCPC PROJECT #07-91
MANCHESTER TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: PERSONAL CARE HOME**

Manchester Township Officials have submitted a proposed amendment to the Manchester Township Zoning Ordinance for Personal Care Homes. The ordinance amendment is being submitted in accordance with Section 609.(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends that Township Officials not adopt the amendment as proposed. Township Officials should consider several specific comments and make revisions where necessary prior to re-submission, review and adoption:

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

Ms. Reed inquired if a Personal Care Home should be compared to a Nursing Home or Retirement Village. A brief discussion ensued. Following that discussion, Mr. Simonds made a motion to **approve** the staff report as presented. Mr. Brenneman seconded the motion. It was voted on and passed as presented.

The staff reports of the following projects **#07-83, #07-84, #07-85, #07-86, #07-87, #07-89, #07-90,** and **#07-92** were agreed to by the Commission to make up this month's Consent Calendar. Mr. Brenneman made a motion for **approval** of the staff reports as presented. The motion was seconded by Mr. Kuhl, voted on and carried as stated.

**YCPC PROJECT #07-83
CODORUS TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: CEMETERIES**

This project involves a proposal by Codorus Township officials to amend the Township's Zoning Ordinance by adding a new Section 641 regarding Cemeteries. This amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends that the proposed amendment be adopted as submitted.

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

**YCPC PROJECT #07-84
HOPEWELL TOWNSHIP
ZONING ORDINANCE AMENDMENT
MAP: RESIDENTIAL (R) TO INDUSTRIAL (I)**

The purpose of this project is to review and comment on a proposal by Hopewell Township Officials to rezone one parcel of land containing 4.7 acres located on the east side of Mt. Airy Road from Residential (R) to Industrial (I). This amendment is being submitted for review in accordance with Section 609 (e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommends the proposed rezoning be adopted. There were comments offered in support of that recommendation.

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

**YCPC PROJECT #07-85
FAIRVIEW TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT
TEXT: STORM WATER MANAGEMENT PLAN CONTENT**

This project involves a proposal by Fairview Township to revise the Township's Subdivision and Land Development Ordinance by amending Subsection 2., Plan Content, of Section 22-701., Drainage and Storm Water Management. 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 that the proposed amendment be adopted as submitted. The proposed changes are consistent with the Pennsylvania Engineer, Land Surveyor and Geologist Registration Law, Act 367.

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

**ACT 537 SEWAGE FACILITIES PLAN REVISION
FELTON BOROUGH
YCPC PROJECT #07-86**

A proposed Act 537 Sewage Facilities Plan Revision for Felton Borough 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.

It is recommended that the Felton Borough Act 537 Plan Revision be adopted, conditioned upon consideration and, where applicable, correction of the comments as provided.

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

**YCPC PROJECT #07-87
FAWN TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: ELECTRIC SERVICES**

Fawn Township officials have submitted a proposed amendment to the Township's Zoning Ordinance regarding regulations for electric services. The amendment is being submitted for recommendations in accordance with Section 609(e) of the Pennsylvania Municipalities Planning Code (PA MPC).

The staff of the York County Planning Commission recommend that the proposed amendments regarding electric service to residences permitted by granting of a hardship permit be approved

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

YCPC PROJECT #07-89
DOVER TOWNSHIP ZONING ORDINANCE AMENDMENT
TEXT: SCREENING OF EXTERIOR VEHICLE STORAGE AREAS AND IMPROVED
PARKING AREAS (VEHICLE SALES, SERVICE, REPAIR AND/OR BODY SHOP);
MINIMUM DISTANCE BETWEEN ADVERTISING SIGNS

Dover Township Officials have submitted a proposed amendment to Chapter 27 of the Code of Ordinances, “Zoning” (the 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). The amendment proposes to require screening on all sides of exterior vehicle parking areas and to require 100% impervious coverage for all of these parking areas at the use Vehicle Sales, Service, Repair and/or Body Shop. The amendment also proposes to require advertising signs to be located at least 1,000 feet from another advertising sign.

The staff of the York County Planning Commission recommends that the proposed amendment to the Dover Township Zoning Ordinance to revise the regulations for outdoor storage and parking areas for a Vehicle Sales Lot and a Vehicle Service, Repair, and/or Body Shop and for the distance between Advertising Signs be approved as proposed. The proposed regulations are set forth clearly and are consistent with other zoning ordinances in York County.

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

SPRINGETTSBURY TOWNSHIP
ZONING ORDINANCE AMENDMENT
TEXT: PERMITTED USES IN THE F-D FLEXIBLE DEVELOPMENT DISTRICT
YCPC PROJECT #07-90

The purpose of the project is to review and comment on an amendment to the Springettsbury Township Zoning Ordinance to allow multi-family dwellings in the F-D Flexible Development District. The proposed ordinance amendment is being submitted for recommendations in accordance with Section 609. (e) of the Pennsylvania Municipalities Planning Code.

The staff of the York County Planning Commission recommends that Township Officials adopt the proposed amendment to the Springettsbury Township Zoning Ordinance, as it was the original intent to allow multi-family dwellings in the F-D Flexible Development District.

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

**MANCHESTER TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT
STREET NAMES AND SAFE SIGHT STOPPING DISTANCE
YCPC PROJECT #07-92**

The purpose of the project is to review and comment on an amendment to the Manchester Township Subdivision and Land Development Ordinance with regard to approval of street names and safe sight stopping distance requirements. The proposed ordinance amendment is being submitted for recommendations in accordance with Section 505(a) of the Pennsylvania Municipalities Planning Code.

The staff of the York County Planning Commission (YCPC) recommends that Township Officials adopt the proposed amendments to the Manchester Township Subdivision and Land Development Ordinance since these amendments were based on the YCPC recommendations from YCPC Project # 07-70.

The LGAC Executive Committee reviewed the proposed amendments and recommended approval as submitted.

OTHER BUSINESS

- a. Draft 2008 YCPC Budget Proposal - Ms. Dell reviewed the budget process and presented the draft budget. While the allocation request from the county is \$50,000 higher than last year, the rent for our space has increased by \$200,000. We pay the County for rent of our space, but the amount is included in our allocation request. Therefore, our total request is \$250,000 higher than last year. It is still a very conservative budget.

Some of that increase comes from changing a current part-time position in the Housing & Community Development Department to full-time. Budget permitting, we will also be adding a new position to Administration, an Assistant Fiscal Officer.

The chances are very good that the Commissioners who will be elected and taking office in 2008 will re-visit the budget. When that happens, we will also re-visit the budget.

This budget allows for a 2.5 - 3.5% salary increase. We're happy to announce that the increase in benefits are no longer double-digits. The increase this year is 6%. It has been double-digits for the past several years.

There being no questions or comments, Mr. Kuhl made a motion to **approve** the proposed budget to be forwarded to the County Commissioners. Mr. Simonds seconded the motion. It was voted on and passed as discussed.

- b. December Mtg. & Holiday Dinner - The floor was open to suggestions for our annual dinner. The new restaurant, Colosseo, was suggested. We still wish to patronize a York City establishment. Ms. Dell noted that we will look into that option and use the Roosevelt Tavern as a back-up to that idea.

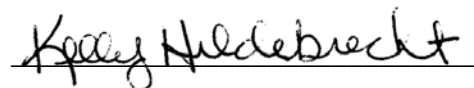
- c. Nomination Committee - Mr. Kuhl, Mr. Lobodinsky and Mr. Brenneman's terms are all ending in December. They have all expressed an interest in being reappointed. A few additional applications were received as well. Chairman Dunlap asked for volunteers to review the applicants. Mr. Simonds, Mr. Meyerhoff and Chairman Dunlap will make the recommendations to Ms. Dell. Upon receiving a recommendation, that recommendation will be forwarded to the County Commissioners.

ADJOURNMENT

There being no further discussion or business, Chairman Dunlap adjourned the meeting at 8:15 p.m.

The next York County Planning Commission meeting will be **Wednesday, November 7, 2007 at 7:30 p.m.** The meeting will be held at the County Administrative Center at 28 East Market Street, on the second floor in the County Commissioners meeting room. **Please note that this is a change from the regular schedule due to Election Day.**

Respectfully Submitted by
Kelly Hildebrecht, Recording Secretary

A handwritten signature in cursive script that reads "Kelly Hildebrecht". The signature is written in black ink and is positioned above a horizontal line.