



Connecting Our Communities



***Facilitating communication
and exchange of ideas in
local municipal planning***

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WHAT ARE THE RECENT WAREHOUSE DEVELOPMENT TRENDS IN YORK COUNTY?

If you find yourself frequently driving on Interstate 83 north of the city, you likely feel like there is always a new warehouse under construction just off to the side, another massive cuboid rising from the earth. But what kind of development are we actually experiencing in York County when it comes to warehouses, distribution centers, and manufacturing buildings?

The YCPC conducted a study of the land development plans we received over the past 10 years (2012–2022) that involved manufacturing, warehousing, and distribution uses. With this study, we looked at the proposed building square footage, the proposed number of truck bays, truck/trailer parking, and the number of passenger vehicle parking spaces, as well as whether or not the proposed improvements had been constructed yet. The following are some key takeaways from this planning review:

- In total, 133 land development plans were reviewed that involved one or more of the above-mentioned uses. Of those plans, 70 have been constructed (at the time of this information being compiled).
- 2021 had the most proposals with a total of 27 plans received.
- A total of 21,613,582 building square footage has been proposed, with 11,493,809 square feet already constructed (approximately 53%).
- 3,017 total truck bays, 5,710 total truck/trailer parking spaces, and 14,761 passenger vehicle parking spaces have been proposed. **SEE MORE**



Proposed Ordinance/ Plan/Map Amendments

LGAC/YCPC ACTIONS

Recommended Actions Staff LGAC YCPC

YCPC Project 23-041 - Penn Township Zoning Ordinance Amendment
Map: Shopping Commercial (SC) to Urban Residential (R-8)

Adopt Adopt Adopt

YCPC Project 23-042 - Spring Grove Borough Zoning Ordinance Amendment
Text: Definitions and Signs

Adopt Adopt Adopt

YCPC Project 23-043 - Fawn Township Zoning Ordinance Amendment
Text: Roof Drain Seepage Pits; Setback Requirements

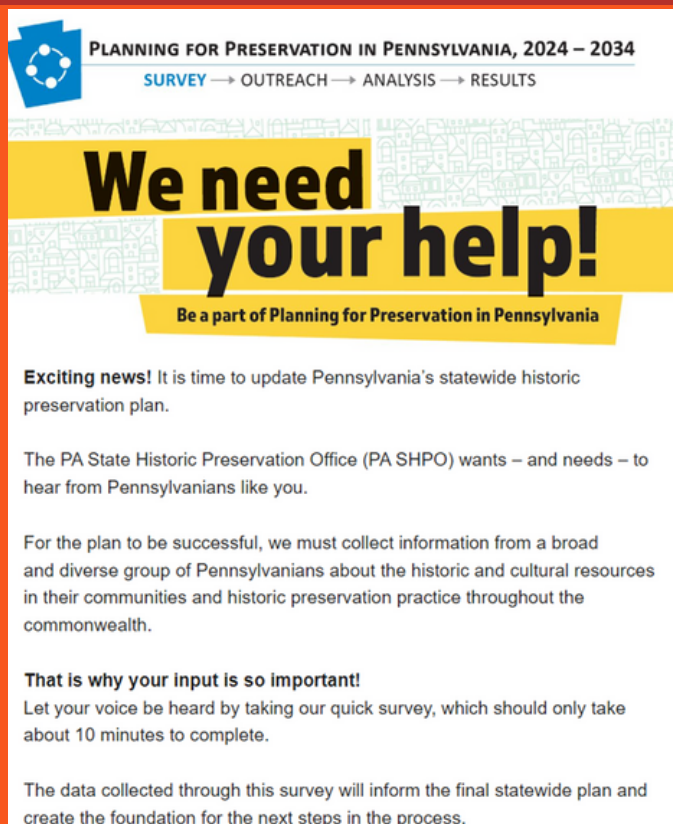
Adopt Adopt Adopt

YCPC Project 23-044 - Lower Windsor Township Comprehensive Plan
Update to Lower Windsor Township's 2002 Comprehensive Plan - Policy Guide

Adopt Adopt Adopt

YCPC Project 23-045 - Warrington Township Zoning Ordinance Amendment
Map: Conservation (C) to Rural Agriculture (RA)

Not Adopt Not Adopt Not Adopt



PLANNING FOR PRESERVATION IN PENNSYLVANIA, 2024 – 2034
SURVEY → OUTREACH → ANALYSIS → RESULTS

We need your help!

Be a part of Planning for Preservation in Pennsylvania

Exciting news! It is time to update Pennsylvania's statewide historic preservation plan.

The PA State Historic Preservation Office (PA SHPO) wants – and needs – to hear from Pennsylvanians like you.

For the plan to be successful, we must collect information from a broad and diverse group of Pennsylvanians about the historic and cultural resources in their communities and historic preservation practice throughout the commonwealth.

That is why your input is so important!
Let your voice be heard by taking our quick survey, which should only take about 10 minutes to complete.

The data collected through this survey will inform the final statewide plan and create the foundation for the next steps in the process.

Click Here to take the survey
[SurveyMonkey Powered Online Survey](#)

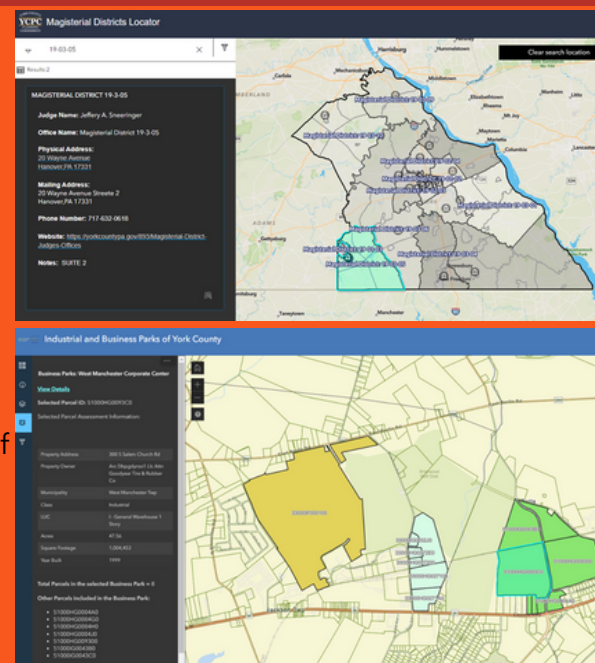
Want to learn more?
[Click Here](#)

The YCPC GIS Department is Happy to Announce the Web Mapping Applications are Ready for Public Viewing!

The [Magisterial Districts Locator](#) is a simple viewer showcasing all our MDJ (Magisterial District Judge) data. A user can search and identify each Magisterial District, where the office is located and who the judge is for that district.

The [Industrial and Business Parks of York County](#) was a coordinated effort with York County Economic Alliance (YCEA). This viewer shows all the Industrial Parks and Business Parks within York County. A user can identify each park, review some assessment information and a list of all the parcels within the park. It also provides a link to more detailed information on a printable PDF.

Check out these new applications along with many others on our [York County GIS Portal](#). Please send any feedback or questions to Jacob Trimmer at jtrimmer@ycpc.org or calling (717)771-9870.



The top screenshot shows the 'Magisterial Districts Locator' application. It features a map of York County with various districts highlighted in different colors. A sidebar on the left provides details for a selected district, including the judge's name, office address, and phone number.

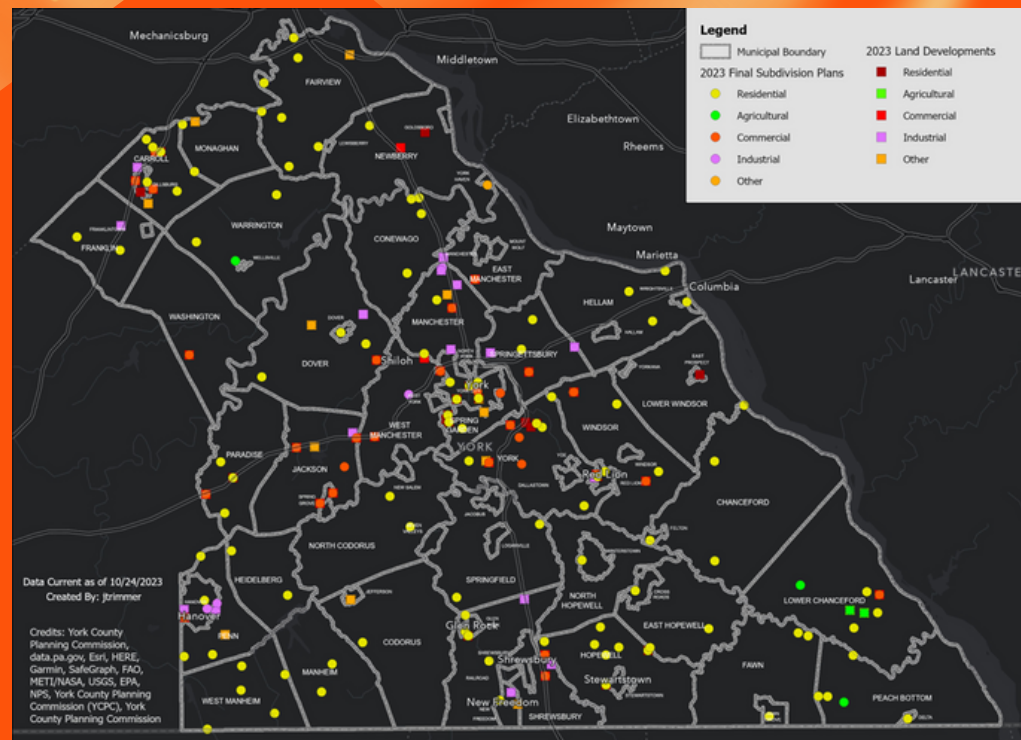
The bottom screenshot shows the 'Industrial and Business Parks of York County' application. It displays a map of industrial and business parks within York County. A sidebar on the left lists the parks and provides links to more information, including a printable PDF.

Municipal Spotlight

York County Subdivision and Land Development Plan Reviews

York County Planning Commission (YCPC) as per Section 502.b of the Pennsylvania Municipalities Planning Code (Act No. 247). In 1989 York County received 988 subdivision and land development plans, that is the largest number of plans received in any year. The number of plans received for review has steadily declined since then. 2011 saw the least number of plans with 164.

More recently, in 2022 the YCPC reviewed a total of 275 plans.



The total acreage of all the plans reviewed in 2022 was approximately 9,484 acres, with 1,539 building lots and 3,235 proposed dwelling units. So far in 2023, we have received 195 plans, totaling approximately 9,242 acres of land with 2,545 proposed dwelling units. The total number of square feet to date of proposed new building square footage for commercial and industrial land development plans is 5,424,570 square feet. Based on the number of plans received so far this year, the YCPC is expected to receive a total of approximately 240 plans by the end of the year.



SENIOR HOUSING - DALLASTOWN BOROUGH LOMBARD COMMONS



Image 1: Looking east out of the existing building, the new area is visible in the middle ground and the new parking lot is visible in the background.

This work in progress includes the rehabilitation of an existing vacant building to create much needed affordable rental housing in Dallastown Borough. The project includes the buildout of 43 one- and two-bedroom apartments for seniors 65+. The project work began in May 2023, but preparations and financial efforts have been in progress for much longer; since at least 2019.

This project is being funded through Santander Bank, Low-Income Housing Tax Credit (LIHTC), Federal & State Historic Tax Credits, the Pennsylvania Housing Finance Agency (PHFA) and York County. The project has been designed and developed through Architectural Concepts and the Woda Cooper Group LLC. [SEE MORE](#)



Image 2: Framing on the interior of the existing building.

Community Development Block Grant Program (CDBG)

The CDBG program is funded through the U.S. Department of Housing and Urban Development (HUD), which provides annual grants on a formula basis to entitlement cities and urban counties (including York County) to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.

HUD requires the County to prepare a Consolidated Plan every five years, which covers several HUD funded programs administered by the York County Planning Commission (YCPC):

1. An assessment of housing and community development needs;
2. The development of a strategy that prioritizes needs and establishes goals that can be initiated or continued in order to address the identified needs; and
3. An Annual Action Plan that lists specific projects/activities that will be undertaken in a particular year to address priority needs and accomplish community goals.

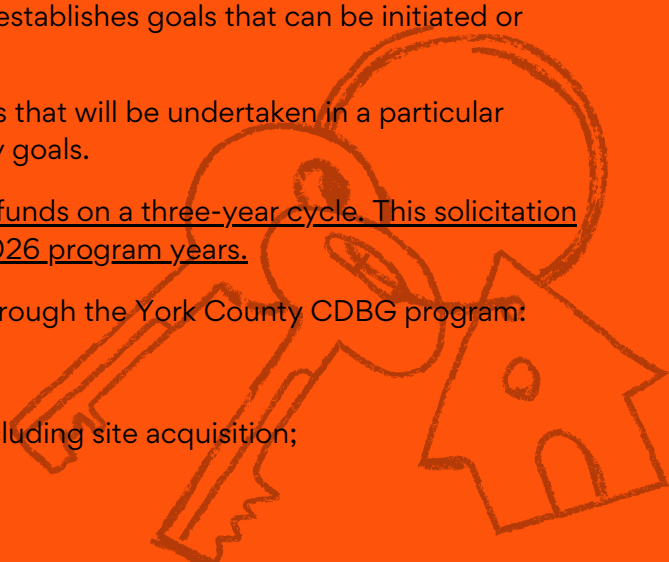
The County solicits projects for the use of the CDBG program funds on a three-year cycle. This solicitation covers CDBG program funding for the 2024, 2025, and the 2026 program years.

There are four primary types of activities that can be funded through the York County CDBG program:

1. Clearance and demolition;
2. Public facilities construction, improvement, expansion, including site acquisition;
3. Public services; and
4. Planning.

Information on how to complete and submit the applications will be available on the YCPC website, www.ycpc.org and will be due at the YCPC no later than 4:00 P.M. January 26, 2024.

Please contact Wanda Montalvo, wmontalvo@ycpc.org or 717-77-9870 x 1737 if you have any questions regarding the program or the application process.



AFFORDABLE HOUSING

DCNR Seeks Community Input to Shape Plans for Susquehanna Riverlands State Park

DCNR Seeks Community Input to Shape Plans for Susquehanna Riverlands State Park

A survey released last week by officials at the Department of Conservation and Natural Resources seeks input from community members about their preferences for the future development of the master plan for Susquehanna Riverlands State Park. The plan will detail the amenities and features that will be added to the Park. Survey respondents can express which recreational amenities they would like to see, the types of camping amenities to be constructed, and priorities for future programming. Susquehanna Riverlands State Park was one of three parks created in 2022. Susquehanna Riverlands is open to the public, but restrooms and other facilities have yet to be constructed.

You can voice your input, by completing the survey [here](#).