



Connecting Our Communities

OCTOBER 2025

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



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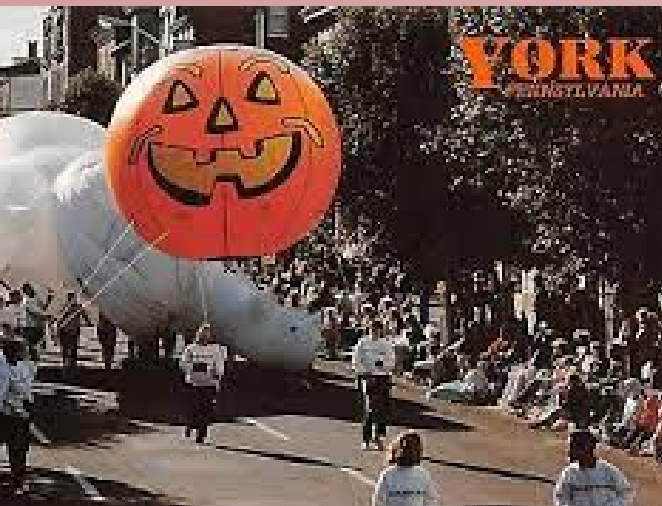
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The York Halloween Parade **Celebrating It's 75th Anniversary in 2025**

Early Years

The first documented Halloween procession was held in 1897 by the York Manufacturing Co. In 1949 The York Halloween Parade was relaunched as a major city event.

**In 2025, the parade will celebrate
the 75th anniversary of this
post-war tradition.**



How does the York County Home Improvement Program (HIP) Work and Can I Participate?

The County's HIP provides both financial and technical assistance to low-to-moderate income homeowners, in the County of York, that have identified deficiencies in their homes. Deficiencies may include roofing, heating, electrical, and plumbing systems, and wells and septic systems.

The program can also address property modifications to accommodate special housing needs of elderly or persons with disabilities, municipal code requirements, and eliminate emergency health and safety and/or life-threatening conditions.

The financial assistance is extended in the form of a zero interest-deferred loan. The loan requires a lien to be placed against the title of the home; however, it requires no recurrent payment, the loan will be repaid at the time the home is sold, or the title is transferred to a new owner.

**Yes,
you can participate
if you meet the
following criteria**

- Own your home and are current on the mortgage, taxes and insurance
- You are within the County of York
- Meet the annual household income requirements of 80% or below the area median income (example: a four-person household in York County is \$84,650 or below)
- Have a qualifying repair

Proposed Ordinance/ Plan/Map Amendments

LGAC/YCPC ACTIONS

Recommended Actions Staff LGAC YCPC

<u>YCPC Project 25-041</u> - West Manchester Zoning Ordinance Amend Text & Map: Planned Residential Development Overlay	Not Adopt	Not Adopt	Not Adopt
<u>YCPC Project 25-042</u> - Springettsbury Twp Zoning Ordinance Amend Text: Flexible Development Overlay	Not Adopt	Not Adopt	Not Adopt
<u>YCPC Project 25-043</u> - Hanover Borough Zoning Ordinance Amend Text: Definitions; District Regulations; Accessory Dwelling Units; Conversion Dwellings; Parking and Loading; Design Standards; Zoning Hearing Board; Special Exception Procedures; and Conditional Use Procedures	Not Adopt	Adopt	Not Adopt
<u>YCPC Project 25-044</u> - Hanover Borough Zoning Ordinance Amend Map: MU Mixed Use to R-5 Higher Density Residential; M Manufacturing to MU Mixed Use; HI Heavy Industry to R-5 Higher Density Residential; and R-5 Higher Density Residential to M Manufacturing	Adopt	Adopt	Adopt
<u>YCPC Project 25-045</u> - West Manheim Twp Zoning Ordinance Amend Text & Map: Traditional Neighborhood Development Zoning District	Not Adopt	Adopt	Not Adopt
<u>YCPC Project 25-046</u> - West Manchester Zoning Ordinance Amend Text & Map: Data Center Overlay Zone	Not Adopt	Not Adopt	Not Adopt

The YCPC, Saxton & Stump, McNees, and APA/PA – Central Section are co-sponsoring



"The Course in Zoning Administration"

A Program of the Pennsylvania Municipal
Planning Education Institute (PMPEI)
Intended for ZHB Members, Zoning
Officers, & Municipal Officials/Staff

November 5, 12, & 18 - 5:30 - 9:00 pm

Must Attend All 3 Sessions to Receive
Course Completion Certificate

\$35.00/Person

Checks Payable to
York County Planning Commission

**Registration deadline is
October 31, 2025 or until class is full.**

Class size is limited, please register early. Registration form should be emailed to pshellenberger@ycpc.org with a note indicating when the check will be mailed. Also include copy of registration form with payment.

York County Planning Commission (YCPC) Announces New Director



During the York County Planning Commission's October meeting, the Board unanimously appointed Mr. Mike Pritchard, AICP, as the Planning Commission's fifth Director. He is only the fifth Director since 1959, when the York County Board of Commissioners chartered the York County Planning Commission.

Mr. Pritchard outlines his priorities as Director as (1) preserving landscapes and cultural resources, (2) guiding sustainable growth, (3) fostering equitable economic development, (4) expanding housing options, (5) improving safety, health, and well-being for all York County residents, and (6) connecting with partners and the public. Additional details on YCPC's work toward these goals are available on its website (www.ycpc.org) and directly at <https://www.ycpc.org/DocumentCenter/View/6347/Comprehensive-Plan-Guide-PDF>.

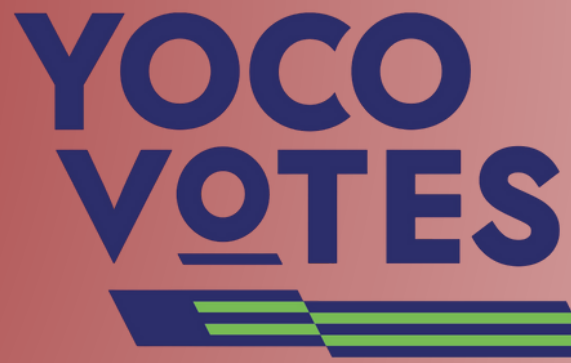
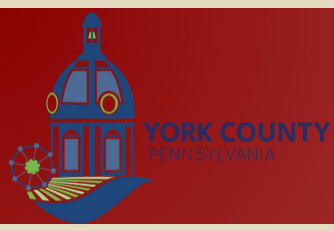
Mr. Wade Gobrecht has been the Director since October 2024, following Ms. Felicia Dell's retirement. Mr. Gobrecht started his career with the YCPC in 2002 as a Geographic Information Systems Analyst. The Planning Commission extends thanks Wade for his 23 years of service, during which he has played a key role in preserving and expanding access to agricultural land, parks, and open spaces throughout the county. We wish him well in his new role with the Farm & Natural Lands Trust of York County.

Mr. Pritchard is transitioning into the Director position from his current role as Assistant Director. He has worked in community planning for 15 years, including as an intern with the York County Economic Development Corporation (now the York County Economic Alliance), transportation planner with YCPC, planner for the City of York, a member of the York County Planning Commission board, and Chief of Transportation Planning at YCPC. Mike is a lifelong York County resident and holds a BA in Political Science from Penn State University and a Master of Public Policy and Administration from York College of Pennsylvania. He is also a member of the American Planning Association and the American Institute of Certified Planners.

Wade Gobrecht states "Mike is passionate about planning and community development and the great work that we do at the YCPC. He fully understands what it takes to successfully carry out our mission and provide our residents, municipalities and community agencies with the best resources possible. I am excited to see him lead this valued organization and continue to improve upon the programs that we administer and the positive impacts that we have on our communities."

The York County Planning Commission was created by the York County Board of Commissioners in 1959. Its mission is to guide sustainable development preservation through planning, programs, and partnerships to improve the quality of life in York County communities. YCPC's vision is a thriving York County strengthened by thoughtful planning, trusted partnerships, and strategic investments that protect resources, expand housing options, improve transportation, foster economic opportunity, and connect communities.





York County Rolls Out Election Improvements

Election Day 2025 is upon us, and York County is ready.

This year, the county has made continued enhancements to the voter experience and is rolling out a new public awareness campaign.

“Consistent with our mission of building a better York County, we are always working to improve our operations – and that includes our elections,” said York County President Commissioner Julie Wheeler. “Our goal is to ensure every eligible voter has a smooth and seamless voting experience, no matter what voting method they choose.”

As with previous years, voters have the option to vote either in-person at their designated polling station or via vote-by-mail option – which includes absentee ballot and no-excuse mail-in ballot. This year, York County unveiled a new system for requesting a ballot at the Elections Office counter, known as an over-the-counter ballot request.

The new over-the-counter ballot system includes electronic barcode tracking, which allows voters to apply for their application in-person and track their requested ballot via a monitor in the Elections Office – similar to PennDOT’s process for DMV services, such as renewing a driver’s license.

In addition, the electronic tracking system allows the Elections staff to know precisely where each over-the-counter ballot is in the process – from the time a voter requests the ballot to the time it is completed and submitted back to the county, awaiting pre-canvassing on Election Day. The system does not count votes and does not read the completed ballots; it only tracks the security envelope in which the ballot is enclosed.

“This is a first-of-its-kind system that was built specifically for York County to improve the overall voter experience and enhance the security of the over-the-counter ballots we receive through Election Day,” Wheeler said. “We take elections security seriously, so knowing where every single ballot is in our system is essential to ensuring every single vote is counted.”

York County Elections is also offering curbside ballot drop-off services for completed mail-in ballots at both the York County Administrative Center and the Pleasant Valley Road center. For more information on how to drop off vote-by-mail ballots or voting in person, visit www.yorkcountypa.gov and click on “Elections & Voters.”

The other change voters will see this year is the start of a new brand campaign for York County Elections, called “YoCo Votes.” The campaign is intended to help increase awareness and education around York County Elections. The new brand began with a limited rollout this fall and is expected to expand for next year’s primary and general election seasons.

“We want to build enthusiasm and excitement around voting in York County,” Wheeler said. “With the YoCo Votes campaign, we have a new way to engage voters of all ages in the democratic process. We want every voter to exercise their right to vote and have their voice heard. That’s what YoCo Votes is all about.”

Census Data & Tools



Workshop Recap

United States[®]
Census
Bureau

In September, the US Census Bureau and York County Planning Commission hosted a virtual workshop for staff and municipalities.

Tim Sarko, Data Dissemination Specialist with the US Census Bureau, gave a comprehensive overview of the data, surveys, and tools available at data.census.gov.

Topics:

- 2020 Census
- American Community Survey (ACS)
- Population Estimates
- Economic Census, Surveys, Programs



Census Data and Data Tools Workshop
for York County Planning Commission

2025-09-18 17:34 UTC



Check out the
Census Academy
“Your Learning Hub
for Data Skills”

YORK COUNTY
YCPC
PLANNING
COMMISSION

Questions about the workshop or other Census-related topics, contact Anne Walko, awalko@ycpc.org.

Municipal Spotlight Wrightsville Borough



Wrightsville in York County is a quiet borough of 2,200 people located on the Susquehanna River and historic Lincoln Highway. It's approximately 20 minutes east of York City. The Borough is operated by a 7-member Borough Council and Borough Secretary. Wrightsville has a negotiated contract for police service with Hellam Township, which encompasses the Borough.

We'd like to mention a few of Wrightsville's recent accomplishments while painting a picture of our operations and activities. Wrightsville's Fire Department, the Wrightsville Borough Municipal Authority, the Borough's plan for development, progress on completion of Riverview Park, organizations that support Borough life, and PennDOT's plans for rebuilding the Veterans Bridge are all included. We appreciate your interest in Wrightsville and welcome all visitors. For more information on these topics, please feel free to contact Councilman Eric White at ejwhite@wrightsvilleborough.com.

Wrightsville's Steam Fire Engine & Hose Company No.1 is an all-volunteer nonprofit fire department with 30 active firefighters, multiple support staff and a junior fire department (ages 14-17). York County 911 dispatches these first responders designated as Fire Station 41. The Company proudly protects approximately 11,000 citizens within 29 square miles of eastern York County providing fire, rescue, water rescue, and non-transport basic life support medical care. The Department runs dual dispatch with Hellam Fire Company for any incidents within Wrightsville Borough, Hellam Township, Hallam Borough, and covers U.S. Route 30 and the Lincoln Highway (PA Route 462). Fire Station 41 also provides mutual aid to departments throughout York and Lancaster Counties.

Pennsylvania recognized the Department for meeting or exceeding requirements of its Voluntary Rescue Service Recognition Program, with more than 95 percent of the Department's members trained to the ProBoard Firefighter I/II and Hazardous Materials Operations levels. The Department responds to more than 700 calls per year, maintains an average response time of less than two minutes, and a crew of about 12 personnel per fire/rescue call. This is considered above standard in today's volunteer fire service.

The Wrightsville Borough Municipal Authority (WBMA) is committed to ensuring the safety, reliability and efficiency of drinking water services for the community. The Authority was honored as Water System of the Year by the Pennsylvania Rural Water Association in 2022. On October 9, WBMA was pleased to engage with the PA House of Representative's policy hearing on "York County Leads with Data: Advancing Water Quality Through Real-Time Monitoring" hosted by the John Wright Restaurant. The hearing brought together 8 state representatives, the York County president commissioner, and stakeholders from farming and industry. [SEE MORE](#)



View of the historic
Veterans Bridge toward
Columbia from
Wrightsville on the
Susquehanna shoreline

The York County Solid Waste Authority has approved its budget for fiscal 2026, including a tipping fee increase to address rising costs and to fund projects for long term system stability. The tip fee for York County processible municipal solid waste at the York County Resource Recovery Center (RRC) for 2026 will increase to \$85 per ton in response to fiscal pressures created by rising operational costs and the Authority's obligation to prepare for the future and ensure York County's waste is properly managed with sustained environmental protection. With uncertainty over future local landfill capacity, the Authority must prepare now to meet the future waste management needs for York County.

Under this increase, the cost of waste disposal alone for an average York County household will be less than \$3 per week (This does not include collection costs charged by private waste hauling companies hired to provide trash removal services). The minimum fee for residents delivering waste from their homes will be \$20 for up to 470 pounds.

Tipping fee revenues help to fund operations of the York County Resource Recovery Center, operations and maintenance of the York County Sanitary Landfill/Hopewell Area Recreation Complex, electronics recycling, household hazardous waste collection, secure drug take-back programs, public education and community outreach efforts, and other programs aimed at waste reduction and recycling.

The Authority facilitates responsible solid waste management through an integrated strategy that emphasizes waste reduction, reuse, recycling, and resource recovery.

Note: Each municipality should identify changes to their residential contract costs with their waste hauler directly.

