



Connecting Our Communities



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

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Northern Central Railway

Co-Founders, Bill Simpson, and Reed Anderson had a great love of York County and trains and so was born the Northern Central Railway offering passengers an authentic experience with a replica Civil War-era steam locomotive as well as a mid-20th century diesel locomotive. It follows along the historic Northern Central Railway, which played critical roles in the Union victory in the Civil War and the Industrial Revolution.

The past comes to life through themed excursions, where you can meet prominent historical figures, experience a real-life Wild West raid from the James-Younger Gang or learn about the Underground Railroad from William Goodridge. Special seasonal events like the hugely popular Santa Express and Fall Foliage Excursions offer unique family experiences aligned with the seasons. Northern Central Railway offers exciting family-friendly excursions all year round!

<https://www.northerncentralrailway.com/about-us-2/>



Agricultural Security Areas and Agricultural Land Preservation

***How does the ASA program help
preserve the viability of a farm?***

There are several ways that the ASA program helps to preserve a farms viability once it is enrolled, but we'll focus on the three main ones. First, the ASA program protects a farmers right to farm by not permitting a municipality to enact nuisance ordinances that would restrict a farmers ability to continue to farm using normal and acceptable farming practices.

Secondly, once enrolled in an ASA, any condemnation through eminent domain would have to also be approved by the PA Agricultural Land Condemnation Approval Board (ALCAB). Thirdly, enrolling in ASA is a prerequisite to farmland preservation. Once enrolled in an ASA, a farmer may apply to sell their development rights by way of a conservation easement.

The Agricultural Security Area (ASA) program began as Act 43 of 1981 as a way for farmers to help preserve the viability of their farms. In fact, 35 municipalities in York County have established ASA's, with more than 182,000 acres enrolled county-wide.

Act 149 of 1988 amended the ASA law to allow for the purchase of agricultural conservation easements, preserving the farm. In York County, 30 municipalities have acreage preserved through the York County Agricultural Land Preservation Board (YCALPB), with over 47,255 acres permanently preserved from development across the county.

York County ranks in the top 10 in the nation for acreage of farmland preserved. Pennsylvania leads the nation with 628,000 acres preserved statewide. Preservation is accomplished through the recording of an Agricultural Conservation Easement which outlines permitted uses and restrictions, as well as a description of the property being preserved. The Easement document is subsequently recorded with any new deed recorded for the property. Landowners may exclude lands from their easement area, and many do exclude for various reasons. Once a farm is preserved, there is no "buying back" an easement. Agricultural Conservation Easements are perpetual and will last "forever and a day".

Proposed Ordinance/ Plan/Map Amendments

LGAC/YCPC ACTIONS

Recommended Actions Staff LGAC YCPC

YCPC Project 23-037 - North Codorus Township Zoning Ordinance Amendment
Text: Flexible Residential Overlay

Not Adopt

Not Adopt

Not Adopt

YCPC Project 23-038 - Hopewell Township Zoning Ordinance Amendment
Text: Medical Clinic in the Industrial Zone

Adopt

Adopt

Adopt

YCPC Project 23-039 - Hopewell Township Zoning Ordinance Amendment
Map: Commercial Zone to Industrial Zone

Adopt

Adopt

Adopt

YCPC Project 23-040 - Glen Rock Borough Zoning Ordinance Amendment
Text: Zoning Permits

Not Adopt

Not Adopt

Not Adopt



COMMUNITY CHANGE GRANTS

The Community Change Grants program supports the growing network of advocates, organizations, and agencies working to advance walkability. Grants are awarded to innovative, engaging, and inclusive programs and projects that create change and opportunity for walking and movement at the community level.

[APPLY NOW](#)

America Walks and generous Active People, Health Nations partners are excited to announce another round of our popular Community Change Grant program. This program will award 15 grantees \$1,500.00 in community grants for projects related to creating healthy, active, and engaged places to live, work and play.

America Walks has seen firsthand that the passion, innovation, and hard work of advocates and local organizations to advance safe, equitable, accessible, and enjoyable places to walk and move are what create the foundation for walkable communities across the US. This grant program will work to provide support to the growing network of advocates, organizations, and agencies using innovative, engaging, and inclusive programs and projects to create change at the community level. Applications are open through October 9th, 2023!

Municipal Spotlight

DILLSBURG BOROUGH

Dillsburg Borough has had a busy year so far with projects. Weaver's of Wellsville was approved to construct a store at 200 N US Route 15. This project has started and will hopefully be done by the end of the year. Rita's Italian Ice is looking to build in the Borough and have been to the Planning Commission and Zoning Hearing Board. We are expecting them to be at the Zoning Hearing in September to get an extension approval for their building permit. This month we have an electric charging station and a wireless communication tower being presented at the Zoning Hearing Board as well. With potential more growth through Development, we will be looking at updating our SALDO and Zoning Ordinance in 2024-2025.

Dillsburg Borough was awarded a CDBG grant and used the funds to improve portions of sidewalk on South Baltimore Street. This project consisted of removing trees from two sections and hand removing 800 historical bricks that were stamped "Dillsburg". These bricks are being saved for the Northern York County Historical and Preservation Society and for future projects.

The Borough was awarded another grant to add a sidewalk to Chestnut Street. This project will also consist of rebuilding a retaining wall by the school.

Our Public Works department is working on creating a forecast for road maintenance and has started fixing alleys that are used daily within the Borough.

We are hoping to continue this progress each year.

A Small Town with a Big Heart



Opioid Settlement Funds

The York County Board of Commissioners is pleased to announce the first round of awards for Opioid Settlement Funds. The initial distribution of funds totals \$2,238,726.83 to 11 different organizations. A second round of awards will be announced in fall 2023. Applications from 32 organizations were reviewed by the York County Opioid Advisory Board. The awards have been posted to the website:

<https://www.ycpc.org/675/2023-Round-1-Awards> and there is an upcoming Fentanyl Awareness event happening in New Freedom on Oct. 11



The Future of EMS Service in Pennsylvania

by Evan M. Gabel, CGA Law



The Pennsylvania Municipal Authorities Act (the “Act”) gives municipal authorities in Pennsylvania the ability to do a number of things, including the authority to provide water service, sewer service, and storm water management; the power to operate incinerator plants and landfills; and operate several kinds of public transportation networks. One item not found on the list of items that a municipal authority can do is operate an emergency medical services (EMS) provider.

Over the last several years, many municipalities have seen a precipitous drop in the number of volunteers that have traditionally provided both fire and EMS services to these communities. This has led many municipalities on the search for viable solutions to provide these vital services to their communities. For a handful of municipalities, this search has led them to turn to municipal authorities to solve this issue, at least in relation to EMS Service.

One recent example of this is the creation of the Municipal Emergency Services Authority of Lancaster County (MESA). MESA was incorporated earlier this year to take advantage of the structure of municipal authorities in Pennsylvania, which allows an authority to charge a fee to all properties in the municipalities they serve.

In this way, the costs of providing the authority’s service is spread equally among all property owners, including tax exempt properties, and importantly, in the case of an authority formed to provide EMS services, ensures that everyone, not only subscribers to the local ambulance club, pays their fair share for this vital service.

While the Municipal Authorities Act does not specifically provide for EMS authorities, MESA and similarly formed authorities, were incorporated using Section 5607(g) of the Act which allows an authority to provide “administrative services.” The Act defines administrative services as “those services which improve the ability of the commercial establishments of a district to serve the consumers, such as free or reduced-fee parking for customers, transportation repayments, public relations programs, group advertising and district maintenance and security services.” Clearly, the provision of EMS services by a municipal authority does not fit neatly within this definition.

As a result of the public attention MESA and other municipal authorities have been given, the Pennsylvania legislature has recently begun looking at adding the provision of EMS services to the list of services that a municipal authority can supply to the citizens it serves. This effort bears watching as it could eliminate the gray areas of “administrative services” and potentially give local municipal officials another tool in the toolbox to provide a necessary service in an era of declining volunteerism.