

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR JUNE 21, 2016
MUNICIPAL BUILDING
7:00 PM**

Larry Knott called the meeting to order at 7:01 p.m. In attendance were Larry Knott, Joe Shanabrough, Nancy Blevins, Tom Malkie, Secretary Kristy Spevak and Zoning Officer Keith Hunnings.

Approval of Minutes:

Shanabrough motioned to approve the February 16, 2016 Planning Commission minutes. Blevins seconded. Motion carried.

Omni/Twoon/Burger King

Joe Gurney with First Capital Engineering is present with the Final Land Development Plan for the Burger King restaurant proposed on Parcel 31A. Zoning Officer Hunnings started with the York County Planning Commission Comments dated May 18, 2016. The comments still open are as follows:

1. Provide a copy of deed restrictions imposed;
2. Provide a certification of planning module approved by DEP;
3. Complete the Stormwater Management Plan;
4. Township should consider requested a traffic impact study.

First Capital is requesting a waiver of the sidewalks. YCPC recommends that if the Board does approve the waiver they should add a note to the plan that they have 6 months to request the developer to add sidewalks.

Previously, a traffic impact study was completed. Phase 1 was completed and phase 2 was to be completed after the space was approved. The Township should require a detailed phase 2 study to be completed. Hunnings recommended that should be deferred to the Supervisors to make the decision. First Capital did provide a Traffic Analysis for the PM peak hours. A recent traffic impact study was done for the ongoing development of Johnson Controls.

The following Martin and Martin comments from June 15, 2016 that are still open are as follows:

1. Owners Certification Statement (administrative issue);
2. Approve waiver for Preliminary Plan. Hunnings recommends this;

3. If waiver is approval, it needs to be listed on the cover sheet;
4. Water and sewer approvals and letter from York Water;
5. Review the truck turning and provide new exhibit to Martin and Martin;
6. Martin and Martin requested a traffic study.

The following Martin and Martin comments from June 21, 2016 that are still open are as follows:

1. Financial construction surety;
2. As-built plan and certification required;
3. Operation and Maintenance Agreement executed prior to final plan approval;
4. Statement signed by owner acknowledging the stormwater system is permanent for the area;
5. It is recommended that the existing pipe be placed in a stormwater easement and such easement must include bearings and distances.

The following James R. Holley & Associates comments dated June 10, 2016 are as follows:

1. DEP planning module should be submitted to the authority and shall provide a check made payable to Ne Freedom Borough;
2. On page C1 - indicate the sewage number and date, and DEP serial number;
3. There was a list of notes to be added to C1. This is considered open but Hunnings will verify they have been added;
4. Once fees are paid, the sewer permit will be issued.

YCCD acknowledges that they have E&S Approval.

They are requested a waiver of the preliminary plan and a waiver for the sidewalks. Hunnings supports both waivers.

Shanabrough motioned for a waiver of the sidewalks, with the 6th month note on the plan and a waiver of the preliminary plan. Malkie seconded the motion. Motion carried.

Blevins motioned to forward to the Board of Supervisors for them to decide how to handle the traffic impact study and further review of the truck turn radius, as well as all outstanding comments. Malkie seconded the motion. Motion carried.

Public Comment:

None.

Shanabrough motioned to adjourn the meeting at 7:59 p.m. Knott seconded.
Meeting adjourned.