

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION MEETING
MINUTES FOR SEPTEMBER 20, 2016
MUNICIPAL BUILDING
7:00 PM**

Ann Yost called the September 20, 2016 Planning Commission meeting to order at 7:01 p.m. In attendance were Joe Shanabrough, Tom Malkie, Nancy Blevins, Secretary Kristy Spevak and Zoning Officer Keith Hunnings.

Approval of Minutes:

Malkie motioned to approve the August 2016 Planning Commission minutes. Shanabrough seconded. Yost and Blevins abstained as they were not present for the August meeting. Motion carried.

Bridgeview Investments

Jim Barnes was present from JR Holley and Associates. Since they last met with the Planning Commission, no significant changes had been made. The project was on hold for sewer, which has since been completed. They are looking at the comments now from Martin and Martin, South Penn Codes, and YCPC.

Comments from South Penn Codes:

1. What are they proposing to do with lot 107? It is zoned as residential for a potential single family lot. Hunnings recommended that be stated somewhere on the plan.
2. The Ordinance requires them to provide a 75 watt lightbulb on the lamps outside. They may want to ask for a waiver as they are proposing a 100 watt light bulb. Yost recommended when they ask for the waiver, to state specifically what they want.

The following SALDO final plan requirements are still open:

1. Proposed use of land lot 107;
2. The names of adjoining land developments and names of owners of all adjacent land;
3. The point of access of driveways on corner lots, where proposed;
4. Location of permanent references (monument) should be shown on the plan;
5. Signatures on the plan;
6. YCPC fees and signatures;
7. Copies of any private deed restrictions;
8. DEP planning module approval;
9. Financial surety;
10. Floodplain must reference last year's floodplain map.

The following YCPC comments are still open:

1. Names of all adjacent property owners and locations;
2. The location and dimension of the easement associated with the sewer force main located on lot #107.
3. The maps used to determine the location of the 100 year floodplain should be the FEMA maps adopted December 15, 2015.

4. Proof that an HOP has been approved by PennDot. This is open but has been conditionally approved subject to surety with PennDot.
5. Deed restrictions to be provided to the solicitor.
6. The minimum required distance between intersections is 500 feet. The distances proposed are lower. Hunnings will be following up with Terry Ruby regarding interpretation of this Ordinance.
7. Driveway may not cross a street right-of-way line within 40 feet of an intersecting street. Lots 47 and 83 are within 40 feet of right-of-way lines.
8. Street names to be approved.
9. Concrete monuments are required.
10. Lot line markers must be shown.
11. Traffic and engineering study required for stop signs. Hunnings to follow up with Martin and Martin.
12. Legends must be on sheets.
13. There is a mistake regarding the numbering of the dwellings that need to be corrected. On Sheet 7, there are two lots 93 and 94. Lot 81 is missing from Sheet 5.

The following are open Martin and Martin comments (no duplicates listed from the other sets of comments):

1. Sewer authority to review the plans;
2. Stormwater management must be signed

Yost had additional comments after reviewing the plan:

1. Configuration of the fire lane. She is unsure if they are accommodating firetruck radius appropriately.
2. Snow storage areas seem to have gotten smaller. Hunnings will check with Donnie to see if they have any issues.
3. Yost has a major concern regarding the layout. There are no backyards. There are walls holding up the detention basin. The reason the wall is there is because there are too many units.

Will Scheufele of 287 Runningboard Road asked how many acres there are total. There are 25.19 acres for the whole project. Yost motioned to ask the applicant to review plans, address comments as reviewed tonight and resubmit the plans again and ask that Martin and Martin review the retention. Blevins seconded the motion. Motion carried

Trish Sullivan of 1826 Orwig Road thanked Yost for being concerned with the overall layout of the plan and how it will look when finished. Sullivan is concerned about the compacted homes becoming low income housing.

Robinson

Phil Robinson was present representing Deer Creek. They currently own land off of Orwig Road and 851, with part of the property being separated by 851. Its proposed use is residential and there is sewer availability. He is looking to subdivide as the biggest portion of the property is a steep slope and would make it difficult to build. He is looking to subdivide so that piece becomes preserved and use the other pieces for dwellings. Lot number 3 is in the agricultural zone but would then become 3 acres and the ordinance only allows for two acres. Yost recommends he speak to the Zoning Hearing Board as he may have a case for variance.

Barr

Charlie Barr was present with a subdivision sketch plan. He is proposing a lot line adjustment and selling that portion to his adjacent neighbor, John Hash. There will not be an added dwelling use. It is agriculture land being transferred as agriculture land. Barr will take his plan to YCPC and come back with a subdivision plan submittal.

Marsteller

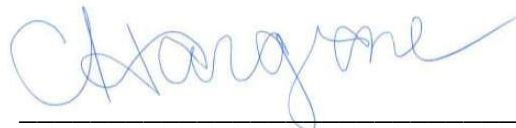
Josh with Shaw Surveying was present with a subdivision sketch plan. They are proposing 6 lots with 6 dwelling units. Hunnings mentioned that as it is more than 5 proposed lots, they need a full subdivision preliminary plan with items such as NPDES permits, stormwater permits, etc. This would be a major subdivision plan. They will follow up with Hunnings after some reconfiguration of the plan.

Public Comment

Pat Schaub of 16630 Green Valley wanted to request the commission to agree with Yost regarding things that need to be altered or changed on plans as it may have an impact. Blevins responded that, as the planning commission, they don't have much say in what gets approved by the engineers and if the Ordinance allows such, they don't have any power.

Yost motioned to adjourn the meeting at 8:21 p.m. Shanabrough seconded the motion. Meeting adjourned.

Kristy Spevak, Secretary



Courtney Hargrave, Recording Secretary