

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION MEETING  
MINUTES FOR FEBRUARY 21, 2017  
MUNICIPAL BUILDING  
7:00 PM**

Yost called the February 2017 Planning Commission meeting to order at 7:00 p.m. In attendance were Chairman Ann Yost, Larry Knott, Thomas Malkie, Joe Shanabrough, Nancy Blevins, Secretary Kristy Spevak and Zoning Officer Keith Hunnings.

**Approval of Minutes:**

Malkie motioned to approve the January 17, 2017 Planning Commission minutes. Yost seconded the motion. Blevins and Knott abstained. Motion carried.

**Deer Creek Partners:**

Phil Swartley was present. There was a discussion going on regarding the number of dwelling rights on the property. Zoning Officer Hunnings advised that there is only one dwelling. There were discrepancies between plans in hand and the plans at the Courthouse.

The following items from York County Planning Commission are open:

1. The owner's or developer's name and address (s.405.d).
2. The location of permanent reference monuments must be shown (s.405.t).
3. The statement of ownership must be signed, dated, and notarized (s.405.u).
4. Certification that the Planning module for Land Development and/or any required waivers have been approved by the PA DEP (s.405.cc).
5. A stormwater management plan in accordance with Hopewell Township's Stormwater Management Ordinance is required (s.405.ee).
6. An erosion and sediment control plan (s.405.ff).
7. A feasibility report for water and sewer (s.403).
8. All lots must front on an approved public road, unless there are 5 or fewer lots in the subdivision. This is a cumulative total dating from June 20, 1974. This plan proposes Lots 8 & 9, which would have access off the existing private driveway for Lot #4. The driveway must be improved in accordance with the standards set forth in the Construction and Materials Specifications Manual (s.503.2.d)
9. A use and maintenance agreement must be provided specifying the rights and responsibilities of all parties (s. 503.2.e).
10. A review of the tax map shows that the private driveway is owned in its entirety by the owner of Lot #4. The driveway must be improved in accordance with the standards set forth in the Construction and Materials Specifications Manual (s.503.2.e).

The following items from Martin and Martin are open:

1. The applicant must provide documentation for this office's review to satisfy the requirements of the Township's Storm Water Management Ordinance. (402.ee, 610).
2. Any York County Planning Commission comments must be satisfactorily addressed.
3. The UPI chart must be completed prior to recording (405.kk).
4. The scale of the drawings does not comply with the minimum requirement of 1" = 100' (405). The applicant will need to provide a written request for a modification of requirements in this regard. (802) In light of the property's size, our office would have no objection to such a request.
5. A note is required regarding tree preservation per Section 402.11 of the Township Subdivision and Land Development Ordinance.
6. A suitable drainage easement should be provided with regard to the unnamed tributary to Deer Creek located on Lot 9. We commend a minimum of 20' from the top of banks. No building setback lines should be located therein. (517).
7. The plan is unclear on access to proposed Lots 8 & 9. It appears there may be an existing 50-foot right-of-way. If so, this should be properly identified on the plan with details on ownership, number of users, road specifications and maintenance agreement. (503.a.2.a-e).

South Penn Codes open items were addressed in either YCPC or Martin and Martin.

Knott motioned for plan to come back to the Planning Commission after correcting outstanding items and table the discussion regarding the lots, pending Solicitor research. Blevins & Shanabrough seconded the motion. Motion carried.

**Barr:**

Final subdivision plan for Barr. They are adding 8 acres of their property to their neighbor to the south, John Hash. It is strictly ag land.

The following items from YCPC are open:

1. The statement of ownership must be signed, dated, and notarized (s.405.u).
2. Certification that the Planning module for Land Development and/or any required waivers have been approved by the PA DEP (s.405.cc).
3. Note #6 indicates that a 100 year floodplain exists on this property. The floodplain should be identified using the 2015 FEMA maps (s.402.aa).

The following items from South Penn Codes are open:

1. Non Building Waiver needs to be approved by the Planning Commission.

2. Solicitor will want new deed written and submitted for review for both parcels along with the add on note wavier signed and executed before the plan is recorded.

They are also requesting a waiver of the plan scale. Yost motioned to grant a waiver of the plan scale to allow the use of 1 inch = 250 scale. Knott seconded the motion. Motion carried

Knott motioned that the outstanding items to be satisfied and they can go on to BOS. Yost seconded the motion. Motion carried

**Hackler:**

Josh with Shaw Surveying presented the Hackler Sketch Plan. They are adding an acre lot off on Plank Road. They questioned bonus rights. They would need to look at the soils and slope. The original farm had 4 rights with a possibility of 3 additional rights. They will be looking into this. No motion.

**Blank:**

Josh with Shaw Surveying presented the Blank Sketch Plan. They proposed 3 lots to be subdivided. They are questioning if they can purchase the dwelling rights and potentially do a subdivision. There is also a possibility they have bonus rights. Hunnings is sure that it is on poor soil. He believes they had 7, used 4 and they have 3 left.

Yost would like Hunnings to put a little more time into the soil and dwelling rights. Yost would like them to get closer to 1 acre. Josh confirmed that their plan was to make smaller lots and just put the max on the plan for now. The Ag Review Committee will have to go out and look at it. Hunnings will get a verification on the development rights and if they want to move forward, will set up with Ag Review Committee. No motion.

**Public Comment:**

No public comment

**Adjournment**

Yost motioned to adjourn at 8:02 p.m. Shanabrough seconded the motion. Motion carried.

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Kristy Spevak, Secretary



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Courtney Hargrave, Recording Secretary