

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR SEPTEMBER 17, 2017
MUNICIPAL BUILDING
7:00 PM**

Yost called the September 2017 Planning Commission meeting to order at 7:00 p.m. In attendance were Chairman Ann Yost, Joe Shanabrough, Thomas Malkie, Larry Knott, Secretary Kristy Smallwood, Attorney Stephanie Kogut (MPL Law Firm) and Zoning Officer Keith Hunnings.

Approval of Minutes:

Shanabrough motioned to approve the July 2017 Planning Commission minutes. Yost seconded the motion. Motion carried.

Knott motioned to approve the August 2017 Planning Commission minutes. Malkie seconded the motion. Motion carried.

15-10 Grossman

Tabled.

16-05 Deer Creek

Phil Robinson was present with the final subdivision plan for Deer Creek. The following items from York County Planning Commission 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. A feasibility report for water and sewer (s.403).
4. All lots must front on an approved public road, unless there are 5 or fewer lots in the subdivision. This is a cumulative total from June 20, 1974. This plan proposes 8 and 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).
5. A use and maintenance agreement must be provided specifying the rights and responsibilities of all parties (s.503.2.e).

Martin & Martin outstanding comments are as followed:

1. Pennsylvania DEP planning module approval is required prior to Final Plan approval (405.cc)
2. Erosion and sedimentation controls must be provided for individual lot construction (518).
3. The owner's certification statement must be signed, dated and notarized (405.u). The plan will also require a signature from Nelson Weigandt regarding the Lot 4A addition.

4. 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).
5. Any York County Planning Commission comments must be satisfactorily addressed.
6. A UPI chart must be completed prior to recording (405.kk).
7. Note 5 on Sheet 1 should be revised to reflect that wetlands are mapped only in association with the unnamed tributary to Deer Creek, and that no mapped wetlands are present in the areas of proposed development.
8. The scale of the drawings does not comply with the minimum requirement of 1" = 100'. (405).
9. The plan proposes access to Lots 8 & 9 by an existing 50 foot right of way (Plan Book AA, Page 473). Said right-of-way should be further identified with details on ownership, number of users, road specifications, and maintenance agreement (503.a.2.a-e). We also recommend the Township Solicitor review the plan for adequacy in this regard.

Knott motioned to approve Kristy to sign the planning module, grant the waiver, and recommend approval of the plan to the Board of Supervisors with the outstanding items. Yost seconded the motion. Motion carried.

10-05 Bridgeview

The following comments from Martin & Martin dated August 14, 2017 are outstanding:

1. PennDOT Highway Occupancy Permit(s) issuance is required.
2. The owner's certification statement must be signed, dated and notarized (402.x).
3. The chart for Uniform Parcel Identification numbers and lot addresses must be completed prior to Final Plan approval (402.kk).
4. The applicant will be required to guarantee the completion of all public improvements prior to the release of an approved Final Plan. (405.dd). A revised cost estimate has been provided for review.
5. Homeowner's Association documents must be provided for review and approval by the Township Solicitor prior to Final Plan approval by the Township.
6. The storm water management acknowledgement must be signed by the owner/developer.

Yost is concerned about the 15-foot wall being built to hold water. Yost believes that if they forfeited a few lots they would not need to build the wall. Yost believes this is poor engineering. Yost noted MPC Section 105.

The following comments from MPL Law Firm are outstanding:

1. Review and approval of HOA declaration and plats. The HOA should include all lots with stormwater management facilities located on them.
2. Applicant to submit a recorded easement for the emergency access connecting Hatch Drive to Bridgeview Road.

3. Applicant to be responsible for the cost of ordinance preparation and stop sign installation within the subdivision. This will be provided for in the Development and Financial Security Agreement.
4. Applicant to provide schedule for completion of public improvements.
5. The deed reference for Parcel 61 as shown under site data should be corrected to refer to the current deed recorded at Book 2243, Page 7668.
6. The locations of the capped sewer laterals to the property lines of 4373 East Bridgeview Road, Parcel No. 32-000-BK-0071.H0-00000 and 4409 Bridgeview Road, Parcel No. 32-000-BK-0071.P0-00000 should be shown on the plan and right-of-way area for the laterals included in the sanitary sewer line easement agreement.

Knott thinks the concern that Yost raised is a big issue. He thinks that the Supervisors need to be aware. Yost thinks that the concern being addressed may require a reconfiguration. Yost recommends to table this plan until the concern is addressed. Knott, Malkie and Shanabrough voiced that they agree with Yost regarding the wall. Yost motioned to table the plan until the comments are addressed or the plan revised. Knott seconded the motion. Motion carried.

Ordinance 2-2017

Yost has some minor comments. Yost suggested just paper prints with no color standards. Yost would like consistency with the words “waiver” and “modification.” Yost does not see why the plans need to be sent to the Solicitor. Yost does like the checklists. Knott is concerned about the staff review. Attorney Kogut said that the staff reviews are now optional and on a case-by-case basis. The staff reviews will still come back to the Planning Commission. York County Planning Commission still has to comment on it. Christine Scheufele asked if the staff review would be public. Yost stated that the outcome of the staff review will be presented at the Planning Commission meetings.

Public Comment:

Phil Robinson was present to discuss the Agritourism and Agritainment committee. Knott stated that they have not had any direction yet from the Supervisors.

Knott motioned to adjourn at 8:04. Yost seconded the motion. Motion carried.

Kristy Smallwood, Secretary



Courtney Hargrave, Recording Secretary