

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

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

Approval of Minutes:

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

ZHB 1-2017

The Planning Commission reviewed the Cole Variance request. Cole received an approval from the HOA to put a pool in his backyard. He had to move the pool from the intended area to the side/front yard. It was approved through the HOA. He received a citation from the Township for having an accessory structure in the front yard. The pool is concealed by trees. Knott is concerned that if the current owners move, the next owners could knock down the trees and the pool could be visible. Knott stated that he would want the trees to stay or a fence to go up if the trees were to go. Yost motioned to recommend to the ZHB that the variance be considered for approval with the stipulations about the fence and/or trees. Malkie seconded the motion. Motion carried.

10-05 Bridgeview

John Huenke was present with the final subdivision plan. The following items 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. Homeowner's Association documents must be provided for review and approval by the Township Solicitor prior to Final Plan approval by the Township.

The retaining wall was modified and the Planning Commission was pleased with the modifications. The Planning Commission has no other concerns. Knott motioned to send the plan to the Supervisors for approval pending the open items. Shanabrough seconded the motion. Motion carried.

Ordinance 2-2017

Knott stated that his comments had been addressed. Yost stated that her comments had also been addressed. Shanabrough does not have any concerns about the

proposed changes. YCPC draft comments showed concerns about the dwelling rights being assigned per tract. Attorney Kogut went over the dwellings rights issue assigning dwelling rights per tract rather than per deed. Hunnings stated historically, they assign rights per deed acreage, not per tract. Christine Schuefele wanted to know why MPL is the only attorney getting the copies, not Gil Malone. Yost stated that originally the Solicitor is involved and Malone is called in when needed. Hunnings agreed. Yost stated that she would like the checklist updated annually or to be made generic without specific people or parties. Yost would like to table this to next month.

Deer Creek will return because the wrong DEP Planning Module was submitted.

Hunnings would like put criteria in the wildlife preserve or remove it all together. The Planning Commission will revisit this next month.

Public Comment:

Yost motioned to adjourn at 7:44. Knotts seconded the motion. Motion carried.

---

Kristy Smallwood, Secretary



---

Courtney Hargrave, Recording Secretary