

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR FEBRUARY 20, 2017
MUNICIPAL BUILDING
7:00 PM**

Yost called the February 20, 2018 Planning Commission meeting to order at 7:02 p.m. In attendance were Chairman Ann Yost, Larry Knott, Joe Shanabrough, Tom Malkie, and Township Manager Kristy Smallwood.

Approval of Minutes:

Knott motioned to approve the January 2018 Planning Commission minutes. Malkie seconded the motion. Motion carried.

McElwain/Mayberry

Jason with Holley and Associates was present with a sketch plan. A meeting with PennDOT is planned and after the meeting, they will be moving forward. Harry McKean from New Age Associates was also present to discuss the sketch plan. He also gave some background about New Age Associates. This plan is proposed as roughly 125 single level homes marketed towards older active adults, however, will not have the amenities typically at these types of homes, such as clubhouses and pools. This will be an HOA community. Yost had a concern about the lot lines and right of ways that Jason will look into. The previously existing farmhouses and barn were taken down. Stormwater is proposed around the wetlands with roughly three small basins. They are considering forested stream buffers. Yost asked why there is a road extending into the agricultural zone and recommended it being a cul-de-sac so it is not in the agricultural zone. The proposed streets will be wider as opposed to more narrow streets. Yost wants the zoning officer and the engineer to weigh in on the width of the utility strip. They will be requesting setbacks of 25 feet rather than 35 feet which the ordinance states. Yost has a concern regarding the older adults being the ones with RVs and other like items. Harry McKean states it will be a condition that RVs and campers will not be able to park those items there long term. Yost would also like Keith to review that and give his recommendations. Yost prefers narrower cart ways but it is in the ordinance. Yost is not inclined to give any waivers for vertical curves. Jason asked if the planning commission would be open to a maximum of 8% grading. Yost recommended he work towards the ordinance percentage and then come back with the results and possibly ask for the waiver. Yost said she would consider 8%. Knott stated he would not go any further. Shanabrough and Malkie agreed. Yost recommends they take the sketch plan to the Board of Supervisors since they make the final decision. The distance between intersections will be reviewed by the Planning Commission and Keith. These will be roughly 20 feet wide garages with roughly 20-24 feet house frontage. Jason and Harry will approach the Board of Supervisors regarding the fee in lieu. There was some discussion about moving some lots to accommodate drainage. Yost recommends they speak with Keith.

Public Comment:

Roger wanted to share that his family used to own the farm that McElwain/Mayberry plan and is upset that the barn was taken down. He is also concerned about having 7 new neighbors.

Knott motioned to adjourn at 8:16 p.m. Yost seconded the motion. Motion carried.

Kristy Smallwood, Secretary

A handwritten signature in blue ink, appearing to read "Courtney Hargrave", written over a horizontal line.

Courtney Hargrave, Recording Secretary