

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR MAY 19, 2017
MUNICIPAL BUILDING
7:00 PM**

Yost called the May 2017 Planning Commission meeting to order at 7:01 p.m. In attendance were Chairman Ann Yost, Larry Knott, Joe Shanabrough, Nancy Blevins, and Zoning Officer Keith Hunnings.

Approval of Minutes:

Yost motioned to approve the February 2017 Planning Commission minutes. Blevins seconded the motion. Motion carried.

16-06 Barr:

Yost motioned to ratify the Non-Building Add-On for Barr. Knott seconded the motion. Motion carried.

16-05 Deer Creek:

Phil Robinson was present for Deer Creek. The following items from York County Planning Commission are still 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 stormwater management plan in accordance with Hopewell Township's Stormwater Management Ordinance is required (s.405.ee).
4. An erosion and sediment control plan (s.405.ff).
5. A feasibility report for water and sewer (s.403).
6. A use and maintenance agreement must be provided specifying the rights and responsibilities of all parties (s. 503.2.e).
7. 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 Martin & Martin comments are still 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).

Knott motioned to table contingent on dwelling rights and comments. Blevins seconded the motion. Motion carried.

Phil Robinson:

Phil Robinson was present to discuss Agritourism and Agritainment. Looking to get some ordinance changes to be able to utilize farm properties to entertain and generate income. David Shearer was also present to discuss the farm properties. He would like the ordinance to give the farmers more flexible to draw income from their farms. Yost asked Phil Robinson to compile some of the ordinances he is looking at and provide them to the Planning Commission for comparison.

15-10 Grossman

Josh from Shaw Surveying was present for Grossman plan.

The following items from YCPC are still outstanding:

1. The statement of ownership must be signed, dated and notarized (s.405.u)
2. A copy of private deed restrictions imposed as a condition of sale (s.405.aa). These should include a use and maintenance agreement for the shared private right-of-way.
3. A street profile should be provided for the private right-of-way.
4. Certification of the Planning Module for Land Development and/or any required waivers have been approved by the PA DEP (s.405.cc).
5. An E&S control plan and NPDES permit approved by the YCCD (s.405.ff)
6. Sidewalks are required along all public streets where the lots are less than one (1) gross acre in size (s.604.a.1). A sidewalk is required along High Street.
7. Street lights are requirement and should be shown on the plan (s.607). Yost recommended asking for a waiver.
8. The developer should contact the owners of the rights-of-way that traverse this parcel to ascertain what activities/structures/roads may be constructed

within the rights-of-way. Josh had letters from the three utility companies with rights of way.

Open Comments from Martin and Martin dated December 9, 2016 are as follows:

1. Pennsylvania DEP planning module approval is required prior to Final Plan approval (402.cc).
2. County Conservation District approval is required (402.hh, 518).
3. An owner's certification statement must be signed, dated and notarized (402.x).
4. The applicant will be required to guarantee the completion of all public improvements prior to the release of an approved Final Plan (402.dd, 612).
5. Comments from Stewartstown Borough Authority must be solicited and considered (403).
6. Any York County Planning Commission comments must be satisfactorily addressed.
7. The UPI chart must be completed prior to recording (405.kk).
8. Prior to Final Plan approval, the Township Solicitor should provide a review of a use and maintenance agreement for the proposed private right-of-way (503.e).
9. The plan should identify all existing streets within 400 feet of the property by name, route number, right-of-way width and cartway width (402.s). Yost commented to also label the side streets.
10. Portions of the proposed private right-of-way should also be labeled as, and serve as, a utility easement for the accommodation of public water and sewer. These limits should be clearly defined (402.mm, 513).
11. A paving cross-section should be provided for the proposed private right-of-way (405.bb).
12. The intersection of the private road with High Street should have a maximum grade of 4% within 50 feet of the centerline intersection (506.b). Zoning Officer Hunnings would like to see the whole street profile.
13. Section 604.a.1 of the SALDO requires sidewalks along High Street due to the small area of Lots 1& 2. It should be noted that the Board has the discretion to grant a waiver of this requirement if requested by the applicant (604.a.5, b).

Open Comments from Martin and Martin dated December 18, 2016 are as follows:

1. As part of the soil evaluation the Plans need to indicate the specific location of the soil tests (306.B.(2)).
2. Applicant shall demonstrate a minimum of 24 inches of separation between the bottom of infiltration trench to the limiting zone (i.e. seasonal high water table, bedrock, mottling). For instance the infiltration trench at High Street has a proposed depth that is lower than the probe depth of 8 feet (306.B.4).
3. A note needs to be added to the construction details for all infiltration trenches specifying a bottom slope of 1 percent or flatter (306.B.10)

4. The Applicant must ensure compliance with the erosion and sediment pollution control standards contained in 25 Pa. Code Chapter 102 for this project (401.E)
5. The Grading & Utility Plan (Sheet 3 of 3) and Pre/Post Development Tributary Area Delineation Plans (Sheet A1 and A2) must show existing contours at an appropriate interval (401.F.4).
6. The PCSM Plans shall indicate by note the amount of impervious coverage proposed for each new lot (401.F.10).
7. The bottom width of channel PCC-1 in the PCSM Plan does match the bottom width provided in the calculations in the PCSM Report. The applicant shall revise accordingly (401.F.15).
8. Plans shall indicate the contact information of the property owner/developer (401.F.24).
9. The statement on Sheet SW1 acknowledging “stormwater BMPS as shown on this plan are permanent fixtures that can be altered or removed only after approval of a revised plan by the Municipality” must be signed by the owner/developer (401.F.25). The Township needs to be aware this covenant shall run with the property and that provisions should be taken to ensure that the new property owner(s) of the lot(s) acknowledges the same. It is recommended that a note be added stating that future property owners intending to construct a new home and driveway with impervious areas exceeding the current plan are required to submit a revised plan which must be approved by Hopewell Township. The Township should discuss with their Codes Officer as to how they will administer and monitor this for the individual land use permit applications.
10. Add a note to the LD Plans stating that 6 inch of topsoil shall be applied to all vegetated areas that have been disturbed with this project (401.F.27).
11. The Engineering Certification Block provided in the Township Stormwater Management Ordinance needs to be added to the PCSM plans. (401.F.29)
12. An As-Built Plan and certification will be required prior to a full release of financial construction surety. (407).
13. Financial construction security for the stormwater management and erosion & sediment control facilities must be provided in a form suitable to the Township’s Solicitor prior to approval of these plans (409).
14. It is recommended that the existing outlet pipe for the underground SWM facility be placed in a stormwater easement since it will be located outside of the Lease Area (502).
15. Applicant shall provide 20-foot wide access easement center around all stormwater facilities that are part of the PCSM Plans (502.b)
16. A note needs to be added to the PCSM Plans that the Township shall be granted access to inspect the on-lot stormwater facilities in the event of a malfunction. Additionally the note shall also state that the Township has authority to maintain or repair those facilities in the event that the responsible party fails to do so (502.C and 502.F.)
17. A Stormwater Maintenance and Monitoring Agreement in a form approved by the Township Solicitor must be prepared by the Applicant and executed prior to Plan approval (503).

18. The Stewartstown Borough and Hopewell Township boundary needs to be clearly identified on the Grading and Utility Plan (Sheet 3 of 3) and Pre/Post Development Tributary Area Delineation Plans (Sheet A1 and A2).

Yost stated that Josh should come back when its more cleaned up. There is a time waiver signed for this.

Public Comment:

There are questions about the Blank property regarding the dwelling rights. The property is a mix of good soil and poor ag soil. As of now, there is some confusion on how many bonus rights, if any, are available to the Blanks. If none are available, the Blanks are left with trying to find someone to transfer dwelling rights to them.

Adjournment

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

Kristy Spevak, Secretary



Courtney Hargrave, Recording Secretary