

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR JULY 18, 2017
MUNICIPAL BUILDING
7:00 PM**

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

Approval of Minutes:

Knott motioned to approve the May 2017 Planning Commission minutes. Yost seconded the motion. Motion carried.

Phil Robinson:

Phil Robinson was present with a draft proposal for the Hopewell Township Agriculture Zoning Ordinance. He is proposing changes to promote agritourism and agritainment in the agriculture zones. Knott is concerned about stepping boundaries from zoning commercial and zoning agricultural. Some of the reasons commercial uses in the ag zone have been shot down in the past were due to traffic and location. One of Yost's biggest concern is meeting the ADA guidelines. Yost is also concerned about the fact that you can build barns without inspections, however, if this is going to be open to the public, that needs to be addressed. Phil Robinson got the ordinance from Lancaster County. Phil Robinson has been in contact with Attorney Tim Bupp to work on these ordinance changes. Another big issue will be parking. Hunnings recommends they reach out to YCPC to help write the ordinance changes. Phil Robinson's client is looking to hold weddings in his barn. Hunnings will reach out to Terry Ruby and ask the Supervisors how they want the Planning Commission to proceed. Yost motioned that they proceed with consideration of the ordinance with Hunnings reaching out to YCPC to discuss possible versions of the ordinance and then follow up with the Board of Supervisors. Knott seconded. Motion carried.

Public Comment:

Phil Robinson was present with questions regarding Deer Creek. There is a small section divided by the road. The adjacent property has asked about that portion connecting to his lot instead of being part of the lot across the road. It would be an add-on lot to his property. Hunnings is fine with looking at it as an add-on lot. The planning commission is also fine with it being an add-on lot.

Knott motioned to adjourn. Shanabrough seconded the motion. Motion carried.

Kristy Smallwood, Secretary

A handwritten signature in blue ink, appearing to read "Courtney Hargrave", written in a cursive style.

Courtney Hargrave, Recording Secretary