

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR JULY 17, 2018
MUNICIPAL BUILDING
7:00 PM**

Yost called the July 17, 2018 Planning Commission meeting to order at 7:08 p.m. In attendance were Chairman Ann Yost, Larry Knott, Tom Malkie, Manager Kristy Smallwood and Zoning Officer Keith Hunnings.

Approval of Minutes:

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

Jesse Kohler

Josh Myers from Shaw Surveying was present to discuss the sketch plan for Jesse Kohler. Hunnings has a few concerns with the plan. The property is split by Deer Creek and is in two different municipalities. There is no residential driveway and they would have to put in a private street to get road frontage. They would need to get a right-of-way prior to going any further with the plan. The property is also in clean and green. Hunnings confirmed that the proposed location of the parcels would be on low quality soils.

18-02 Mayberry

Jason with Holley and Associates was present to discuss the waivers being requested for Mayberry. The preliminary plan was submitted with roughly 150 single family lots. They reviewed the comments at the staff review meeting. They will be requesting the waivers tonight.

They are requesting a waiver of Section 22.505.1, the right of way and cartway width of the collector street. They are proposing a minor street right of way of 50 foot and a 34 foot wide cartway to provide parking on both sides of the street. They would also provide a 5 foot utility easement on both sides of the street. Yost stated that they are reducing impervious surface. Malkie and Knott do not have a problem with granting a waiver. Yost motioned to approve waiver of section 22.505.1, Knott seconded the motion. Motion carried.

The next waiver requested is a waiver of Section 22.604.3. Yost motioned to approve the waiver of Section 22.604.3. Malkie seconded the waiver.

The next waiver requested is a waiver of Section 22-606.B requiring street trees be spaced between 50 and 70 feet. They will stick to the 50 and 70 feet as much as possible but they'd like a waiver to prevent utility conflicts. Yost motioned to grant the waiver but to only deviate as necessary from the ordinance with no less than 230 trees. Knott seconded the motion. Motion carried.

Malkie motioned to approve the waiver of section 22.402.2 for the plan scale for sheets 3,4,10, 27 and other sheets that may need to show entire parcel on one sheet. Yost seconded the motion. Motion carried.

The next waiver requested is for Section 22-504.1.C. Yost motioned to approve the waiver of section 22-504.1.C. Knott seconded the motion. Motion carried.

The next waiver requested is for Section 22-601.3, location of monuments. Knott motioned to approve waiver of Section 22-601.3. Yost seconded the motion. Motion carried.

The next waiver requested is for Section 22-506.5, distance between centerlines of intersections for collector streets of 600 feet and 22-601.3. They are requesting a distance between street intersection of 200 feet. Yost is most concerned about 111 through 106 because they won't be able to use their backyards. Yost motioned to approve the waivers for 22-506.5 and 22-601.3. Malkie seconded the motion. Motion carried.

Public Comment:

None.

Yost motioned to adjourn at 7:40 p.m. Knott seconded the motion. Motion carried.

Kristy Smallwood, Secretary



Courtney Hargrave, Recording Secretary