

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR APRIL 16, 2019
MUNICIPAL BUILDING
7:00 PM**

Yost called the April 16, 2019 Planning Commission meeting to order at 7:03 p.m. In attendance were Chairman Ann Yost, Joe Shanbrough, Larry Knott, Tom Malkie, Butch Hensel, Manager Kristy Smallwood and Zoning Officer Keith Hunnings.

Approval of Minutes:

Malkie motioned to approve the October 16, 2018 Planning Commission minutes with a correction to the adjournment. Yost seconded the motion. Motion carried.

Organization

Hensel motioned to nominate Yost as Chairman. Shanabrough seconded the motion. Motion carried. Yost motioned to nominate Joe Shanabrough as Vice Chairman.

2019 Meeting Dates

Yost motioned to adopt the meeting dates as presented. Hensel seconded the motion. Motion carried.

Mayberry

Jason with James R. Holley was present to discuss the submission of the Mayberry preliminary plan.

Open comments from YCPC dated April 9, 2019 are as follows:

1. The statement of ownership must be signed, dated and notarized.

Open comments from James R. Holley's response letter dated February 13, 2019 are as follows:

1. YCCD approval remains outstanding.
2. Owner's signature remains outstanding.
3. The retaining wall was labeled on sheet 11. Jason requested that PC recommend to BOS to waive the 2 foot elevation change and swale to the finished floor elevation contingent upon Martin and Martin's agreement.
4. Financial guarantee is only required with the final plan.
5. Signature of the storm water management acknowledgement remains outstanding.
6. HOA document will be approved during final plan approval.

Yost expressed that some of the lots will be difficult to maintain due to the developer wanting to fit too many lots on the land. Knott expressed the same concerns. Hensel asked about recreation. Hunnings stated, in lieu of providing recreation space, they will be paying the recreation fee. Knott asked about a provision for snow removal. Jason

stated that the snow will be pushed on the sidewalk and the homeowner will be responsible for clearing the sidewalks. There will be two final plans. Archer McElwain asked if the homeowners will have access to the right of way on McElwain Heights Lane. The right of way agreement is listed on the plan. Yost wants the right of way and overhead lines listed in the deeds so the purchasers are aware that they may not have complete use of their land. Yost stated that there should be a O&M agreement for the wetlands.

Yost motioned to recommended conditional approval with the following conditions: that the Solicitor review the provisions for the ongoing use of McElwain Heights Lane and how that should be presented on the plan, the review with the engineer with the swale to the north, and have the O&M plan for the open safe parcel to address preservation and ongoing maintenance of the spring house. Knott seconded the motion. Motion approved.

Public Comment:

Yost motioned to adjourn at 8:06 p.m. Malkie seconded the motion. Motion carried.

Kristy Smallwood, Secretary



Courtney Hargrave, Recording Secretary