

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION  
MINUTES FOR FEBRUARY 18, 2020  
MUNICIPAL BUILDING  
7:00 PM**

Attendance:

Joe Shanabrough, Chuck Webster, Ann Yost, Tom Malkie, Kristy Smallwood, Keith Hunnings at 7:05 p.m.

Approval of Minutes:

Yost motioned to approve the minutes. Malkie seconded the motion. Motion carried.

Organization:

Yost opened the floor for nominations of chairman and vice-chairman. Shanabrough motioned to appoint Yost as Chairman. Malkie seconded the motion. Motion carried. Yost motioned to appoint Malkie as Vice Chairman. Shanabrough seconded the motion. Motion carried.

Green Valley Farms:

John Marsteller, Jr. was present to present the preliminary plan. A sketch plan was presented to the Board about a year ago.

Open Comments from YCCD dated January 27, 2020 are as follows:

1. Township officials should review the parcel history chart and verify that the listed number of dwelling units remaining is correct. Also, Proposed Lot 5 and Lot 6 both exceed the minimum lot size of 1 acre, and Lot 5 does not appear to meet the qualifications of "land of low quality for agricultural use". If these lot sizes are required or permitted, an explanation should be provided for the enlarged lot sizes. - An explanation has been provided.
2. Feasibility Study on water and sewer facilities for the tract, with certification that the method of sewage disposal and the planning module has been approved by DEP. - A motion will be needed for Smallwood to sign the DEP planning module to be submitted to DEP.
3. The plan shall be drawn at a scale of either 50 feet to the inch or 100 feet to the inch. - A waiver has been submitted.
4. The statement of ownership must be signed, dated, and notarized.
5. A new legal description should be prepared for the newly subdivided lots and recorded with the plan so that the County Tax Map is updated.

Open Comments from Martin and Martin dated January 29, 2020 are as follows:

1. Pennsylvania DEP planning module approval is required prior to approval.
2. An owner's certification statement must be signed, dated and notarized.

Open Comments from South Penn Codes are as follows:

1. Homestead Lot must be identified as such on the plan. All requirements regarding a review by the Agricultural Review Committee must be met.
2. A note on the plan should identify the lot from which the dwelling right is being transferred.
3. The statement of ownership must be signed, dated and notarized.
4. Proof that a Highway Occupancy Permit has been approved for Lot #5 access to SR 0024.
5. Provide the safe stopping sight distance for the proposed driveway on Lot #5.
6. The Ground Water recharge area may be denied by DEP. The entire easement is to be down gradient of the absorption areas as mentioned in the Hydro report from Carlisle Gray.

Yost motioned for the secretary to sign the planning module and send it to DEP. Shanabrough seconded the motion. Motion carried. Yost motioned to send the final subdivision for Green Valley Farms from Hess Road to Barrens Road North contingent upon satisfying all outstanding items. Malkie seconded the motion. Motion carried. Yost motioned to accept a waiver of the plan scale to allow 120 feet to the inches and eliminate the sidewalk waiver because it is not applicable. Malkie seconded the motion. Motion carried.

Public Comment:

None.

Adjournment

Yost motioned to adjourn at 7:26 p.m. Malkie seconded the motion. Motion carried.

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Katie Berry, Secretary