

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION  
MINUTES FOR APRIL 20, 2021  
7:00 PM**

Yost called the April 20, 2021 Planning Commission meeting to order at 7:01 p.m. In attendance were Chairman Ann Yost, Tom Malkie, Butch Hensel, Joe Shanabrough, Secretary, Katie Berry and Zoning Officer, Keith Hunnings.

Approval of Minutes:

Hensel motioned to approve the January 19, 2021 minutes. Malkie seconded the motion. Motion carried.

1-2021 Huenke- Forbes Drive – Chairman Yost motioned to recommend approval of the “Final Minor Subdivision Plan for John Huenke, Forbes Drive” as prepared by James R. Holley & Associates, Inc., Project No. 080410-6, dated March 2021, as revised (the “Plan”) subject to the following conditions below. Hensel seconded the motion. Motion carried:

- The Plan shall be executed by the landowner and notarized in accordance with the Hopewell Township Subdivision and Land Development Ordinance as codified in the Code of Ordinances of Hopewell Township (“SALDO”) § 22-405.3.U.
- The applicant will be required to guarantee the completion of all public improvements prior to recording the Plan in accordance with SALDO §22-405.4.D. and §22-612. The Township engineer and solicitor must review and approve the applicant engineer’s construction cost estimate and form of financial security.
- The owner’s stormwater management acknowledgment must be signed.
- The applicant must provide a certification that the planning module for land development and/or any required waivers have been approved by the PaDEP in accordance with SALDO § 22-405.4.C.
- The applicant must complete the UPI chart prior to recording in accordance with SALDO §22-405.4.J.
- Payment of recreation fees for two (2) newly-created lots in the amount per lot prescribed by SALDO § 22-514, which is \$3,200.00. The Plan creates three (3) lots and requires three recreation fees, but the applicant previously paid one recreation fee with the single-lot subdivision recorded on February 17, 2021, at Plan Book 2631, Page 2477.
- The applicant shall submit confirmatory deeds for the newly-created lots for review and approval by the Township solicitor prior to recording. The confirmatory deeds must be recorded with the Plan so the new parcel numbers can be processed by the York County Tax Assessment Office.

- The applicant shall execute and deliver a Stormwater Maintenance Agreement in a form satisfactory to the Township Solicitor in accordance with SALDO § 22-405.4.P and § 23-503 of the Township's Stormwater Management Ordinance. Said Agreement shall be recorded with the York County Recorder of Deeds prior to recording the Plan.
- The applicant shall execute and deliver a Development Financial Surety Agreement in a form satisfactory to the Township Solicitor with SALDO § 23-405.4.O. Said Agreement shall be recorded with the York County Recorder of Deeds prior to recording the Plan.
- The applicant shall provide an amendment and modification of the emergency access easement area between Bridgeview Road and Forbes Drive to relocate the emergency access from the front of the newly-created lots. The proposed amendment must be submitted to the Township solicitor for review and approval prior to recording.
- The applicant shall modify the plans to provide for a second gate at Forbes Drive to the emergency access area so this area is not accessible to non-emergency users.
- The Applicant/Owner shall pay all costs and fees associated with Plan review and approval.

Chairman Yost motioned to approve the following waiver requests from the Hopewell Township SALDO and Code. Malkie seconded the motion. Motion carried:

- The waiver of plan scale pursuant to SALDO § 405.3 to allow plans submitted with an alternate scale of 1"=20'.
- The waiver of curbs and sidewalks along Bridgeview Road as required by SALDO § 22 405.3 & 22-604.2 is granted subject to a note being added to the Plan providing for the owners of the lots to construct the curbs and sidewalks within six months upon request from the Township.
- The waiver of SALDO § 606.1.b providing for street tree spacing within the required 50'-70' subject to modification that only one tree be provided and that the Bridgeview development will also be required to install one tree resulting a net loss of only one tree.
- The waiver of SALDO § 509.1.b providing for lot depths not to exceed 2.5 time the average lot width.
- The waiver of SALDO § 306.1.B(2) providing for two (2) infiltration tests rather than three (3) tests due to the close proximity of the lots.

Chairman Yost motioned to approve the Secretary to sign and send the DEP Plan exemption. Malkie seconded the motion. Motion carried

Public Comment:

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Katie Berry, Recording Secretary