

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION  
MINUTES FOR JUNE 14, 2021  
7:00 PM**

Yost called the June 14, 2021 Planning Commission meeting to order at 7:00 p.m. In attendance were Chairman Ann Yost, Tom Malkie, Butch Hensel, Secretary, Katie Berry and Zoning Officer, Keith Hunnings.

Approval of Minutes:

Hensel motioned to approve the April 20, 2021 minutes. Malkie seconded the motion. Motion carried.

21-02 Piccone (Trout/Johnson) Final Minor Subdivision – Josh Myers from Shaw Surveying presented the Board with the Final Minor plan. Paul Sr. & Jr. Piccone were both also present. The plan consists of two parcels. One Piccone parcel off Trout Lane and one off Johnson Road (neighboring). The subdivision will create a smaller two-acre lot on Trout Lane. The remaining acreage will combine with the Piccones Johnson Road parcel. Zoning Officer Keith Hunnings commented that the Township Solicitor stated the plan needed to reflect where the dwelling right transfer for the original home built on Johnson Road was received from. Other than that, all outstanding comments are administrative.

Hensel motioned to approve The Township Secretary to sign and send the non-buildable waiver to DEP, and recommend approval of the Final Minor Subdivision Plan 21-02, Piccone to the Board of Supervisors, with the stipulation that all outstanding conditions be satisfied prior to recording. Malkie seconded the motion. Motion carried.

Chairman Yost motioned to approve a waiver of plan sheet scale, being 1" equals 50'. Hensel seconded the motion, motion carried.

Chairman Yost motioned to Hensel seconded the motion. Motion carried.

21-03 (Wolf Family Associates) Final Minor Subdivision – Josh Myers from Shaw Surveying presented the Board with the Final Minor plan. David Wolf was also present. The plan divides one current parcel off Maddox Road in to two (8 & 8A), Lot 8 will be a non-buildable lot (Ebaughs Creek Runs through this parcel) and will combine with Lot 6. The newly created lot will consist of 18 acres, and will have all but one of the dwelling rights (one dwelling right needs to stay with Lot 6. Hunnings stated that plan needs to be updated to show where the dwelling rights are assigned. Hunnings stated an easement on Lot 8 for the creek should be added. Other than that, all outstanding comments are administrative.

Chairman Yost motioned to approve The Township Secretary to sign and send the non-buildable waiver to DEP, Malkie seconded the motion. Motion carried. Chairman Yost

motioned to approve a waiver of plan sheet scale, being 1" equals 200'. Malkie seconded the motion, motion carried.

Chairman Yost motioned to approve The Township Secretary to sign and send the non-buildable waiver to DEP, and recommend approval of the Final Minor Subdivision Plan 21-03, Wolf Family Associates to the Board of Supervisors, with the stipulation that all outstanding conditions be satisfied prior to recording. Hensel seconded the motions. Motion carried.

DEP Sewage Planning Module – Trout Lane Farm, owner Enos Stoltsfus was present to gain approval from the Planners to have the DEP Sewage Planning Module sign. The farm was purchased with a non-building waver, so they have to do some planning in order to build a home. Since purchasing the land, the Township Zoning office approved only an agricultural building. It was discovered that while building the agricultural building there were people staying in a camper and while investigated it was found the property was in violation of a few ordinances. Mr. Stoltsfus was issued a violation letter. Zoning Officer Keith Hunnings and Zoning Officer Cliff Tinsley will not allow any further action on planning until violations are taken care off. Hunnings directed Stoltsfus to call the Zoning office once he has complied and Tinsley will go back out to the property.

Yost motioned once the Township Zoning office feels the violation are satisfied, the Township Secretary can sign and send the DEP Planning Module. Malkie seconded the motion. Motion carried.

#### Ordinance 2-2021 – Solar

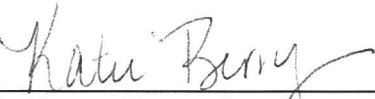
Comments/Questions from the Planning Board:

- Planners reviewed preliminary recommendation from the May Board of Supervisors meeting regarding the ordinance
- Tree placement/ removing of /having to clear cut– Address protection
- Removal of the systems- pre-development of the land. What happens to the system after years/needs removed. Owner responsibility?
- PSES section. Remove the word 'reasonably'- too vague for an ordinance
- Why do the BOS not want it in the industrial zone? Why only in Ag zone?
- Infrastructure is more in the industrial zone
- Should we even mandate what zone it can go in. Solar is Market driven.
- Concerns- the solar companies that go out of business. Require Escrow for removal
- Overlay dedication could be difficult to determine. It should be clear where it should be allowed.
- Township solicitor to attend future planning meeting to discuss

Public Comment:

None

Chairman Yost adjourned the meeting at 8:05pm

  
Katie Berry, Recording Secretary