

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

Yost called the July 20, 2021 Planning Commission meeting to order at 7:00 p.m. In attendance were Chairman Ann Yost, Tom Malkie, Butch Hensel, Joe Shanabrough, Chuck Webster, Secretary, Katie Berry and Zoning Officer, Keith Hunnings.

Approval of Minutes:

Hensel motioned to approve the June 14, 2021 meeting minutes with the amendment of two corrections for the Recording Secretary. Malkie seconded the motion. Motion carried.

21-05 Black Final Add- On Subdivision – Reginal Baugher from Hanover Land Services presented the Board with the Final Add-On Subdivision for William U. Black Sr. (deceased) & Estate of Donna Lee Black. Charles and Yvonna Chenowith of 2396 Shady Woods Lane, were both also present. The plan consists of two parcels. The subdivision will create an add on to the Chenowith property. Zoning Officer Keith Hunnings commented that the area remaining will need a perc and probe test, as the land should be reserved for a sewage reserve. Hunnings reviewed the comment list and stated most were already addressed. The following comments are outstanding:

1. The plan does not designate a front setback for Lot 2. Township officials should determine where the front setback should be located for Lot 2, and the plan should be updated to reflect these changes.
2. (s.22-402.2.P. & 22-405.3.I.) The names of owners of immediately adjacent unplatted land. The information for Parcel 32-BJ-12A should be shown on the plan.
3. (s.22-402.2.S.) All existing streets on, adjacent to, or within 400’ of the tract, including name, right-of-way width and cartway width. GIS and Google Maps indicate that the “Macadam Driveway” is called Shady Woods Ln. Waltemyer School Rd is within 400’ of the site. The required information for both of these roads must be shown on the plan. Also, the entire right-of-way and cartway width of Five Forks Rd must be shown.
4. A legend should be provided on the plan.
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.

Malkie motioned to recommend approval of the Final Minor Subdivision Plan 21-05, Black to the Board of Supervisors, with the stipulation that all outstanding conditions be satisfied prior to recording. Hensel seconded the motion. Motion carried.

Malkie motioned to approve The Township Secretary to sign and send the non-buildable waiver to DEP once the Perc & Probe are completed by Keith Hunnings. Hensel seconded the motion. Motion carried.

21-06 (Gable) Condemnation Plan – Mr. Gates with Shaw Surveying presented the Board with the Final Subdivision plan. Township Solicitor, Andy Miller was also present. Miller explained that the plan presented is for the prospective purchase of 13 acres off of Barrens Road South. The land will be added recreation Township land. The property is currently in Clean and Green, so the Township will be acquiring it by Condemnation to prevent rollback on the Clean and Green. The remaining lot will remain in Clean and Green uninterrupted. Miller explained a Resolution of taking will need filed and then entering in to a voluntary sales agreement with the current owner. Miller does suggest the Planning Committee review the plan. The Planners reviewed and had the following recommendation:

1. The fence that would be proposed if lot 2 was ever developed to add between the parcels would be a large investment. Yost cautions the consideration of this. Yost explained you rarely see parks with fences around them.
2. Follow through with an option first refusal on the remaining property

Hensel motioned to recommend approval of the 21-06 Gable- Condemnation Plan, Black to the Board of Supervisors. Shanabrough seconded the motion. Motion carried.

#### Ordinance 2-2021 – Solar

Solicitor Miller was also present to discuss/answer questioned regarding the proposed Solar Ordinance being drafted. The following points were addressed by Solicitor Miller:

- Miller presented a few photos of Solar in other Townships, giving the Planners an idea of the scale
- Fencing- A lot of municipalities do not want to see chain link fencing. Wildlife or Game style fence is now being used. Height requirements should be dealt with.
- Miller stated that to meet the regulatory goals for solar power in Pennsylvania in the next ten years it is going to take 80,000 acres of solar panels, according to Penn State. There will be a lot of pressure to meet the goal.
- The developers want farm land. The land is already cleared, and typically level and gets good sun light
- Rural areas of the state will be targeted for solar
- Having an ordinance prepared will only help provisions when the Township is approached.
- Suggestion of an overlay district, based on some of the factors discussed. Limitation should be discussed. Possibly by soil type, which may be difficult.

- We would also need to be clear in the ordinance created whether the transition line from the interconnect to the solar farm, does that need to meet the same zoning requirements.

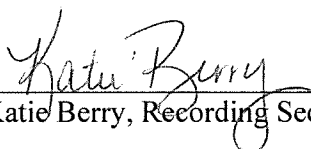
Yost stated that rational for agricultural land makes sense, however wants to know about the industrial areas of the Township. Yost stated that is where most of the infrastructure already exists and would seem to make sense for solar. Yost also stated it should be market driven. In addition it is important to preserve wooded lots. Miller explained something to keep in mind is that Industrial land is just that, because it has the infrastructure capacity for your high value tax base land (roads/water/sewer etc.). Solar won't use much of those resources. Miller also explained the panels themselves are not taxable/assessable. The tax revenue would only be on the land. Hensel questioned whether fiber is also being run, and if so, could that be an option to help areas in the Township without fiber service.

Miller stated he will work on revising the draft of the ordinance and Hunnings will try and see if he can get some maps from Met Ed regarding infrastructures.

Public Comment:

None

Chairman Yost adjourned the meeting at 8:50pm

  
Katie Berry, Recording Secretary