

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR NOVEMBER 16, 2021
7:00 PM**

Yost called the November 16, 2021 Planning Commission meeting to order at 7:00 p.m. In attendance were Chairman, Ann Yost, Tom Malkie, Chuck Webster, Zoning Officer, Keith Hunnings, Secretary, Katie Berry and Cory Dillinger from the Solicitors office, MPL.

Approval of Minutes:

Malkie motioned to approve the October 19, 2021 meeting minutes. Webster seconded the motion. Motion carried.

Hopewell Road – 32-000-A1-0001-C0 – Real Estate agent, Richard Colton was present to question what type of development can happen if someone was to purchase the lot. Hunnings explained the property has 143 feet of road frontage, you must have 200 feet per lot. A road would need to be created for development. All the nitrates would need tested, NPDS permits and full subdivision would need submitted. Yost also noted a waiver would need obtained for the number of units if development would happen on a private road. Colton also asked about the sale of dwelling rights. Hunnings explained the Board of Supervisors must approve a sale. Hunnings also noted if nitrates are high additional dwelling rights would need to be allocated. In conclusion, Hunnings suggested before any development be planned, to have nitrate testing completed and have a PNDI (environmental) search completed.

Solar Ordinance – Final review – Cory Dillinger presented the final Solar Ordinance as well as the overlay map to the Planners. Yost asked the Planners if they had any additional questions or comments for Solicitor Dillinger. Malkie asked if the legend would be completed on the final version. Dillinger explained the overlay district was looked using existing infrastructure accessibility, non-prime agricultural soil, flat areas. The legend will be completed when finalized.

Dillinger asked if anyone was aware of any plans being submitted. Hunnings stated he has had conversations with a few companies, but not for Hopewell at this time.

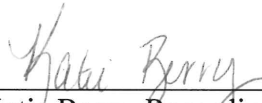
Yost suggested that the verbiage in section 4A- ALT2: regarding the placement in the front yard be revised to only read ‘prohibited’ suggesting, ‘unless unique physical circumstances or conditions exist that preclude it from being located in a side or rear yard’ be removed. Dillinger agreed that can be removed. The planners did also discuss the decibels (45) listed. Malkie noted that is similar OSHA decibel requirements for TSA employees at airports and feels comfortable with this number. Dillinger suggested the Township could make a noise study be completed for any planned area. Hunnings also noted the old landfill off Plank Road should be considered on the solar overlay map.

Yost noted a few other areas that need to align with the SALDO; tree size and service drive lengths. Hunnings also pointed out to Dillinger that Hopewell uses its own map for soil determinations and should coincide with the map Dillinger presented. Dillinger explained the suggestions from tonight would be revised, however otherwise the Final version will be completed and be prepared for adoption.

Public Comment:

None

Chairman Yost adjourned the meeting at 7:27p.m.



Katie Berry, Recording Secretary