

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION  
MINUTES FOR FEBRAURY 15, 2022  
MEETING ROOM  
7:00 PM**

Yost called the February 15, 2022, Planning Commission meeting to order at 7:01 p.m. In attendance were Chairman Ann Yost, Tom Malkie, Chuck Webster, Joe Shanabrough, Solicitor Doug Myers and Zoning Officer, Keith Hunnings.

Approval of Minutes:

Yost motioned to approve the January 18, 2022, minutes. Webster seconded the motion. Motion carried.

Zoning Hearing Application 1-2022 (Hopkins)

Application No. 1-2022 of James T. Hopkins, Jr. and Elsie P. Hopkins requesting a variance of Section 27-318(4)(C), of the Code of Ordinances, Zoning, Regulations Regarding Dwellings in the Agricultural and Conservation Zones, to allow for a single-family subdivision in excess of 1 acre and to allow dwelling rights to remain. The property is located at 19188 Gemmill Road, Stewartstown, PA 17363.

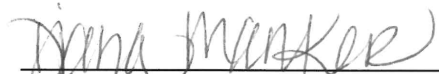
Representing the Hopkins Family, Associate Katelyn Rohrbaugh of Barley Snyder presented a case for a variance. Yost stated the variance needs to be based on the hardship of the land and suggested one additional development right be purchased and then there would be no need for a variance. Rohrbaugh stated that they should be able to grant the variance if all requirements were met. Yost then went through each one and feels their argument doesn't stand. Keith Hunnings also commented that the ordinance needs to be followed as many others have had to follow as well. After much discussion it was encouraged that Mr. Hopkins and family look further into some of the many recommendations that were offered tonight. Yost also stated that there are other residents in the township who may have extra development rights that can be purchased.

FINAL RECOMMENDAITON OF THE PLANNING COMMITTEE:

Yost motioned to deny the recommendation of a variance based on not meeting the five tests. Malkie seconded the motion and added that if there were no other paths to pursue, the committee might feel differently. They have laid out a couple of clear alternatives to abide by the ordinance.

Public Comment: None.

Yost motioned to adjourn at 8:06pm. Malkie seconded the motion. Motion carried.

  
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Diana Manker, Recording Secretary