

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR APRIL 19, 2022
MEETING ROOM
7:00 PM**

Chairman Ann Yost called the April 19, 2022, Planning Commission meeting to order at 7:00 p.m. Also in attendance were Tom Malkie via Zoom, Chuck Webster, Butch Hensel. Zoning Officer, Keith Hunnings and Township Manager Katie Berry both via Zoom.

Approval of Minutes:

Butch Hensel motioned to approve the February 15, 2022; minutes as presented. Chuck Webster seconded. Motion carried.

Todd Ward- Via Zoom- Senior Vice President of Red Rocks, an Industrial Development Company, would like to discuss with the Committee their proposal for re-zoning two parcels. They have identified approximately 31 acres, 3 parcels off Mt Airy Rd just north of Home Depot. Most of the property is zoned industrial with two smaller tracks that are zoned residential. They would work with the neighbors for buffering and screening as there are requirements. The proposed building will be a total of 300k Sq feet. Keith Hunnings confirmed that Red Rocks now needs to submit a petition to re-zone. Chairman Yost asked where they would get water and sewer. Mr. Hunnings explained this will be a challenge but there is potential that sewer will become available and if not, the ordinance does allow them to propose an on lot septic system. Mr. Ward said they do not have a defined tenant yet, but their clients are usually warehouse and distribution type tenants. Sewar/water capacity will be taken into account once they know who the tenant will be. They have a traffic proposal as well and this was explained. Hunnings also met with Engineer Tim Cormany and Attorney Andy Miller to discuss emergency access as it may be a requirement. The Planning Committee is split 3-1. Mr. Webster voiced that he is not in favor of this proposal. Chairman Yost stated that the buffering and access was reviewed. Mr. Ward thanked the committee for listening as they will continue to work towards helping the Township with their vision for the future. They will be formally submitting within the next month.

Public Comment: No public comment.

Yost motioned to adjourn at 7:40pm.



Diana Manker, Recording Secretary