

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR JULY 19, 2022
HOPEWELL TOWNSHIP MEETING ROOM & STREAMING VIA ZOOM
7:00 PM**

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

Approval of Minutes:

Tom Malkie motioned to approve the May 18, 2022; minutes as presented. Chairman Yost seconded. Motion carried.

Todd Ward – was present via Zoom for the Red Rock re-zone proposal. Mr. Ward presented a proposal in April to re-zone 2 parcels located off Mt Airy Rd for a future industrial park. He is present tonight to discuss their research.

- They are presently working through two major issues, access to the site and the sewer capacity
- Yost questioned the buffer between Mt Airy Rd and the proposed warehouse. According to the map presented there doesn't appear to be a buffer which would allow a clear view into the site.
- The first proposal in April stated that there would be a buffer for noise and visibility as well as not entering from Mt. Airy Rd.
- Mr. Ward stated that there are discussions with the neighboring property owner to purchase their property so that access will not be needed at Mt. Airy Rd.
- It was requested to defer one month to continue the conversations with the property owner for possible purchase or be able to utilize his property versus using Mt. Airy Rd.
- Yost stated that there is no reason to re-zone if there is no pending use and added that this isn't to create new traffic patterns outside of the existing industrial park.
- The Committee agreed to have this tabled until a return is requested to the Board.

Stifler/Stoltzfus 1-2022- Final Subdivision Plan Review. Matt Kinney was present to represent Shaw Surveying and the Stoltzfus Family for a Subdivision and land development plan proposing a single-family home where the subdivision cuts across the two municipalities of Stewartstown Borough and Hopewell Township. There will be a 16-foot-wide gravel driveway with a vegetated swale. They are looking to get a final recommendation from the Planning Commission tonight. Keith Hunnings explained the entire subdivision plan is primarily for Stewartstown Borough, however the Township will need to approve the NPDES permit and Stormwater plan, which ties it all together. Yost commented on the curve of the driveway. Yost read the following comments as still outstanding-

Township Engineer Review:

- The owners' certifications must be signed, dated, and notarized. (§22-402.2.X)
- The plan will also require approval from the Borough of Stewartstown.
- Conservation District approval is required. (§22-518)
- A private road agreement between Lots 1 and 2 should be provided for review by the Township Solicitor. (§22-503.1.A.2.e)
- An operation and maintenance agreement are required to be executed between the applicant and the Township.

York County Planning Commission Review:

- (s.304.a)) The statements of ownership must be signed, dated, and notarized.

A new/revised legal description should be prepared for the newly subdivided lots and recorded with the plan so that the County Tax Map is updated.

Township Solicitor Review:

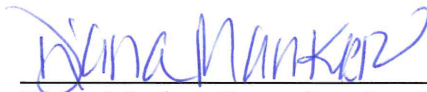
The owner must provide to the township solicitor for review and approval a draft private road

- agreement between the owners of Lots 1 and 2 (to include a legal description of the road).
- The owner and township should enter into a stormwater management agreement to be recorded at the recorder of deeds office. The township solicitor will provide a draft ordinance to the owner for review and comment.

Malkie motioned to recommendation the Stifler/Stoltzfus plan be presented to the Board of Supervisors for approval upon completion outstanding comments. Hensel seconded the motion. Motion carried.

Public Comment- No public comment.

Chairman Yost adjourned the meeting at 7:31pm.



Diana Manker, Recording Secretary