

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR DECEMBER 20, 2022
MEETING ROOM
7:00 PM**

Tom Malkie called the December 20, 2022, Planning Commission meeting to order at 7:00 p.m. In attendance were Butch Hensel, Chuck Webster and Zoning Officer, Keith Hunnings.

Approval of Minutes:

Butch Hensel motioned to approve the October 18, 2022; minutes as presented. Chuck Webster seconded. Motion carried.

22-03 Larry L Seitz Subdivision – Dan Wolfe was present to discuss. Keith Hunnings went over the list of the following comments:

Keith stated that the Planning Committee would now need to approve the plan contingent on comments that are covered tonight.

- The Applicant/Owner shall record confirmatory deeds for all parcels resulting from the Plan. The confirmatory deed for Lot 1 on the Plan shall include language that “Lot 1 on the Plan is a non-buildable lot unless or until DEP sewage facilities planning approval has been obtained.” These confirmatory deeds shall be submitted to the Township solicitor for review and approval prior to recording.
- The Plan shall contain a note stating that “Lot 1 on the Plan is a non-buildable lot unless or until DEP sewage facilities planning approval has been obtained.”
- The Applicant/Owner shall submit to the Township solicitor for review and approval driveway easement and maintenance agreements regarding Lots 1 and 2 for any shared driveway or easement use. Said agreements shall be recorded at the Recorder of Deeds office.
- The Owner’s certification must be signed, dated, and notarized.
- The Applicant/Owner shall pay all costs and fees associated with Plan review and approval.
- The Applicant/Owner shall complete DEP sewage facilities planning approval prior to Plan recording.

The following requested waivers from the Hopewell Township SALDO and Code are responded to as follows:

- The waiver of plan scale pursuant to SALDO § 405.3 to allow plans submitted with an alternate scale of 1”=200’ for Lot 1.
- The waiver of the lot configuration requirements pursuant to SALDO § 509.1.B are modified to permit the lot configuration of Lot 3 on the Plan.

Tom Malkie motioned for Manager Katie Berry to sign and send planning module. Chuck Webster seconded. Motion carried.

Tom Malkie motioned to recommend approval of the Final Subdivision Plan contingent upon the outstanding items mentioned in these comment reviews as well as items mentioned verbally tonight; getting easement agreements in place, and septic and well are to be shown on the module. Chuck Webster seconded. Motion carried.

Public Comment- Steve Boyer of 14979 Leib School Rd asked Keith Hunnings about a property owner that would like to know how many dwelling rights he has and how to go about finding out. Keith suggested contacting the township solicitor and to ask for a dwelling rights determination.

Tom Malkie adjourned the meeting at 7:45pm



Diana Manker, Recording Secretary