

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR JANUARY 17, 2023
MEETING ROOM & STREAMING VIA ZOOM
7:00 PM**

Yost called the January 17, 2023, Planning Commission meeting to order at 7:00p.m. In attendance were Chairman Ann Yost, Tom Malkie, Chuck Webster, Joe Shanabrough, Manager, Katie Berry and Zoning Officer, Keith Hunnings (Via Zoom).

Approval of Minutes:

Malkie motioned to approve the December 20, 2022 meeting minutes. Webster seconded the motion. Motion carried.

Organization:

Yost opened the floor for nominations of Chairman and Vice-Chairman for 2023. Malkie motioned to appoint Yost as Chairman. Shanabrough seconded the motion. Motion carried. Yost motioned to appoint Malkie as Vice Chairman. Shanabrough seconded the motion. Motion carried.

23-01 Fred L. Carnell, Jr. & Norma Carnell - Final Minor Subdivision Plan

Stacey McNeal with Barley Snyder (who is the Attorney for the project) was present to discuss the lot line adjustment for this plan. The parcel is currently two parcels of land containing approximately 17 acres of land. There is frontage along Valley Road, as well as Forrest Road. The intent of this plan is to flip the parcel sizes; to place the existing single-family home on the smaller lot (approximately one and a half acres), and then to combine its remaining to the larger lot to pave the way for the future development of residential development (that sketch plan had been presented to the Planners in August of 2022).

Attorney McNeal mentioned an outstanding condition they are still working on and plan to resolve before presenting to the Board of Supervisors is the placement area for the existing single family home and the associated infrastructure. Hunnings added that location of where the well currently is and with the flood plain they were hoping to be able to propose a backup site for septic, however it violates the 100-foot isolation distance. DEP will not approve that and provided two options: 1. Contract with a soil scientist to try and find a replacement site or 2. propose that system is placed on the residual (on the top of the hill). Hunnings stated it could potentially be added to public sewer when the development is created, however for this plan a system needs to be approved. Keith will be working to do some testing.

The following items are still outstanding:

- All administrative items

- Township and SEO approval of the Pennsylvania DEP Non-Building Waiver Request is required. (§22-405.4.C)
- A confirmatory deed with updated perimeter description should be recorded upon recording of the plan. If drainage easement is established on the plans for Ebaughs Creek, the confirmatory deed should include specific reference to easement

Two waivers are being requested:

1. Plan scale – 1"= 60' - Malkie made a motion to recommend approval of plan scale. Yost seconded. Motion carried.
2. Waiver the recreation fee- Yost motioned to recommend the waiver of the required recreation fee. Malkie seconded. Motion carried.

Yost motioned contingent on the conclusion of the soil testing to recommend approval of the non-building waiver to be sent in to DEP. Malkie seconded. Motion carried.

Yost made a motion to recommend approval of the 23-01 Carnell Final Minor Subdivision to the Board of Supervisors. Malkie seconded the motion. Motion carried.

Webster added he is not in support of the future development.

Public Comment:

None.

Yost motioned to adjourn at 7:22 p.m. Malkie seconded the motion. Motion carried.



Katie Berry, Recording Secretary