

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR JULY 18, 2023
MEETING ROOM & STREAMING VIA ZOOM
7:00 PM**

Chairman Ann Yost called the July 18, 2023, meeting to order at 7:00pm. Also in attendance were Tom Malkie, Butch Hensel, Joe Shanabrough, Manager Katie Berry, and Zoning Officer Cliff Tinsley.

Approval of Minutes:

Yost called for a motion to approve the June 20, 2023, Planning Committee meeting minutes. Butch Hensel questioned page 6 regarding the small schoolhouse and asked if we received the amended and updated plan from the Board of Supervisors. It was received, no objection from Hensel. Yost then commented on #5 comments/concerns- Magnolia Groves should not be proposed as a sanctuary. Hensel motioned to approve as amended and Malkie seconded. Motion carried.

Zoning Hearing Recommendation- 400 Edie Circle Michael and Pamela Reed:

Fence variance applied for due to double frontage of yard. They are proposing the same as two other homeowners on Edie Circle who have already has Hearings and have been approved. Yost stated they went through the 5 tests of the variances and she asked if any other members of the board take any exception. Yost motioned to recommend approval based on the precedence that was already set with two other homeowners. Malkie seconded the motion. Motion carried.

Zoning Hearing Recommendation- 20080 Old Field Lane Robinson:

Scott and Suzann Robinson were present to discuss and Zoning Officer Keith Hunnings via Zoom. Keith explained that the Robinson's built this structure without getting a permit and they were sent a violation letter. It was discussed with them on how they could potentially use it just for storage, but they do want to use it for recreational use. It is allowed but only by special exception. There are issues with where the structure is, as a flood plain crosses this property. It appears to be right on the edge within the flood plain. The Robinsons are applying for the special exception use. Yost stated this does not fall within the categories and the structure is within the flood plain. Mr. Robinson stated it is not within the flood plain. Yost says this will have to be determined and is concerned about allowing structures in a conservation zone. Ann Yost made a motion to not recommend approval of the special exception of the Zoning Ordinance to allow a recreational structure in the conservation zone. The committee did not feel it meets the definition of a recreational structure, and the presence of the nearby flood plain is also a concern. Hensel seconded the motion. Motion carried.

Mr. Robinson asked if he should bother attending the hearing and if he needs to tear the structure down, he will want a time frame to do so. The board recommended that he still attend the hearing as the Zoning Board may feel different. Keith stated that he will be given a time frame to tear down if needed.

Magnolia Groves:

Stacey MacNeal of Barley Snyder and Grant Anderson were present to discuss their preliminary plan. Ms. MacNeal went over the progress and changes they have made since they were in front of the Board just under a year ago. Their plan will be submitted and applied to DCNR for their wild plant sanctuary program. Yost introduced our new Zoning Officer Cliff Tinsley and asked if he could look at this in detail and stated that she also would like to have the chance to look over this plan. Yost asked about the footers and slopes. Grant stated they are standard to the ordinance 2-1. Yost asked who will maintain the property and Ms. MacNeal stated there will be an HOA that will maintain outside of lots and the commons. Grant stated that they are also asking for a street tree modification. The board is good with the tree modification, but the plan does not meet the ordinance for the sidewalks. Stacey and Grant stated they will add a crosswalk.

Yost then made a motion for the following modifications:

◀ Section 22402.2 -Labeling Streets, 22405.3 plan scale, 22607 streetlights and 22606 street trees as written.

◀Modification of waiver to be considered by the applicant to resubmit 22602 which allows for sidewalks to be eliminated from unit 2 south along the road as it passes the storm water facility to Forrest Rd. and the sidewalk in front of units 2 and 3 extend up to unit 4.

◀The third modification is for applicant to consider sidewalks in front of units 5 and 6, to be brought to street frontage as allowed by the ordinance section 27305.4.

Malkie Seconded these motions. Motion carried.

Yost then suggested to table the rest of the comments until next month due to needing more time to look through the entire plan.

Public Comment:

Joe Zbozien of 93 Laurel Dr. (Stewartstown Borough) asked if the public can view plans of Magnolia Groves as he was unaware of what this new subdivision was called and the public needs to be aware. It was explained to him that all agendas for meetings are posted 24 hours prior to meeting as well as the public can check website and social media for updates etc.

Hensel motioned to adjourn the meeting at 8:18pm.



Diana Manker, Recording Secretary