

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR AUGUST 15, 2023
MEETING ROOM & STREAMING VIA ZOOM
7:00 PM**

Chairman Ann Yost called the August 15, 2023, meeting to order at 7:00pm. Also in attendance were Butch Hensel, Chuck Webster, and Tom Malkie via zoom, Manager Katie Berry, and Zoning Officer, Cliff Tinsley.

Approval of Minutes:

Yost called for a motion to approve the July 18, 2023, Planning Committee meeting minutes. Hensel motioned to approve, and Webster seconded. Motion carried.

2023-06 Hunley Zoning Hearing Recommendation

Application No. 2023-6 of Bethel and Wendy Hunley, requesting a variance of Section 27-301(3) of the Code of Ordinances, Zoning, Accessory Uses and Structures, to allow properties with 2 front yards to erect fences with height to 6' in one of the front yards. The property for which relief is sought is 420 Edie Circle, Stewartstown, PA, 17363. Since this situation was looked at a few other times recently and being further away from the intersection. Hensel motioned to approve, and Webster seconded. Motion carried. Yost stated this a recommendation to approve as presented, and the next step is the Zoning Hearing Board.

Wellspring- Petition for Re-zoning Application Recommendation

Jeff Lobach was present to discuss as they are seeking to have the Hopewell Township Zoning Map and Zoning Ordinance for Tax parcels 32-CJ-38B, 32-CJ-38G and 32-CJ-38K rezoned all as Industrial, as hospitals are not allowed in the commercial zone. They would like to add medical to the ordinance. Yost stated this makes sense and doesn't see a reason to not change the definition. Webster asked how much the traffic would increase in this area. They are having a traffic consultant work on this and believe there will be some increase but shouldn't be much more. Yost made a recommendation to change the zoning boundary to industrial from commercial and the addition of medical clinic to the industrial zone. Malkie seconded. Motion carried.

2023-07 Final Land Development Plan for Stoltzfus Property

Josh Myers of Shaw Surveying and Joe Stein of Warehouse were present and gave a brief overview of the Final Subdivision Plan for Stoltzfus Property. After a lengthy discussion, Cliff Tinsley suggested a staff level meeting with all, including the Township engineer who could be present via zoom. Hensel mentioned including Stewartstown Borough and Josh stated he would reach out to them. Yost motioned to table the Stoltzfus Land Development Plan until the September meeting. Webster seconded. Motion carried.

2023-08 Baer Final Subdivision

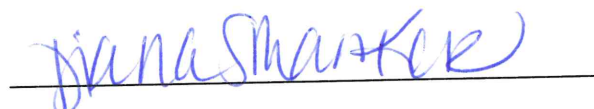
Josh Myers gave a brief description of the Final Subdivision Plan for Clifford L. Baer, which is one new lot subdivision in residential zone. Yost went through the comments and Hensel motioned to approve the 3 waivers as presented and Webster seconded. Motion carried. Yost motioned to recommend passing this on to the Board of Supervisors for approval. Malkie seconded. Motion carried. Yost then motioned to recommend the DEP Sewer Planning Module and Hensel seconded. Motion carried.

2023-02 Magnolia Groves Preliminary Plan

Stacey MacNeal of Barley Snyder was present to discuss the Final Subdivision Plan for Terra Nova Capital, LLC (Magnolia Groves) Forrest Rd. Stacey discussed the changes that were made at the recommendation of the planning commission at the last meeting. Yost went over issues she felt were significant and asked that they comply to the ordinance, make quality decisions, think about safety and welfare etc. Stacey MacNeal then asked the board to make a recommendation for approval with adding the 3 additional comments that were discussed tonight. Yost then asked if Grant has done anything about the 2-1 slopes and that she does not want to make a recommendation yet with the outstanding issues. The committee agreed with Yost to table tonight's recommendation until these issues are met. Yost then made a motion to table until outstanding items are met. Webster seconded. Motion carried.

Public Comment- none

Adjournment- Yost motioned to adjourn at 8:45pm



Diana Manker, Recording Secretary