

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR NOVEMBER 21, 2023
MEETING ROOM & STREAMING VIA ZOOM
7:00 PM**

Chairman Ann Yost called the November 21, 2023, meeting to order at 7:00pm. Also in attendance was Joe Shanabrough, Tom Malkie, Chuck Webster, Manager Katie Berry, and Zoning Officer Cliff Tinsley.

Approval of Minutes:

Yost called for a motion to approve the October 17, 2023, Planning Committee meeting minutes. Chuck Webster motioned to approve, and Tom Malkie seconded. Motion carried.

Hazelwoods 10-04 - Approved plan but not recorded, Randy Babcock was present to discuss options on how to move forward in stages. Yost mentioned that this is over 500 feet for a Cul de sac and Cliff Tinsley stated that this will require a waiver and the Board will have to decide whether they want to accept adoption of a road of a Cul de sac that is longer than 500 feet. Per Cliff, the Solicitor's recommendation was that the Township should require that this be bonded, and the Township would also need confirmation that the NPDS permit is still valid and if not, it will need to be renewed. Cliff added that he would like for the township to amend their ordinance that requires emergency access in Cul de sacs. Yost then motioned to recommend proceeding with the development of private lots as indicated on Evelyn Ct. Chuck Webster stated that he would like to see this development be paved so that firetrucks could access if needed. Cliff agreed with Chucks statement that it should be paved, and they would need to ask for waiver if not paving.

WellSpan Hospital Plan 23-10 – Joe Stein from Warehaus was present to discuss the plan and seek a recommendation on the waivers.

- **Traffic Study Section 22-402.2.AA-** to forgo preparation of a traffic study and instead provide a trip generation analysis which documents that the proposed developments trips are in line with the original limits considered for the park. The applicant believes that the traffic generated by the hospital is in line with what is/was considered for the overall park and therefore a new study is not warranted. Cliff Tinsley stated that he feels it might be worth it for the township to have a traffic consultant do a review on their behalf to determine what is proposed is sufficient. Yost motioned to recommend moving forward with the trip generation to be submitted and then will have to be reviewed. The motion is contingent upon if there is an issue then we need to look at the other one. Malkie seconded. Motion carried.

- Plan Scale Section 22-405.3 - to provide plan sheets at a scale other than required. The request is made to provide greater clarity on the specific design and details according to the plan sheets. Malkie motioned to recommend approval and Yost Seconded. Motion carried.
- Right of Way Section 22-505.3- To maintain the existing Right of Way with 50' width. Applicant is not opposed to granting additional right of way but prefers to keep it as it is. Yost motioned to recommend denying granting a waiver of 60 ft Right of Way and request that 60 ft Right of Way be dedicated with center line, 5 foot within the property additionally. Malkie seconded the motion. Motion carried.
- Sidewalks Section 22-604.1. B- Sidewalks shall be placed along both sides of all public streets in a land development in the C or I zones. To maintain the existing nature of the business park and not install or propose sidewalk along any road frontage. The business park is currently void of sidewalks along Wolfe Rd, Renaissance Dr or any other roadway within the business park and the applicant would like to maintain that. Yost motioned to recommend denying the waiver for the sidewalks. Malkie seconded. Motion carried.
- Streetlights Section 22-607.1- Public streetlights shall be installed. The applicant believes streetlights throughout the business park are inconsistent and would like to provide lighting for the access drives and parking lot. Yost motioned to recommend denying the waiver of the streetlights Malkie seconded. Motioned carried.
- Preliminary Plan- They are asking to not process these separately but to combine them. Joe Shanabrough motioned to recommend allowing the final and preliminary plan to be combined and Yost seconded. Motioned carried.

Public Comment – No public comment.

Adjournment - Yost adjourned the meeting at 8:06 pm



Recording Secretary

Diana Manker