

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR FEBRUARY 20, 2024
MEETING ROOM & STREAMING VIA ZOOM
7:00 PM**

Chairman Ann Yost called the February 20, 2024, meeting to order at 7:15pm. Also in attendance was Tom Malkie, Joe Shanabrough, Manager Katie Berry, Zoning Officer Cliff Tinsley, and Attorney Dillinger.

Organization for 2024- Chairman Yost asked for nominations for Chairman and Vice Chairman. Joe Shanabrough nominated Ann Yost for Chairman and Tom Malkie seconded. Joe Shanabrough nominated Tom Malkie for Vice Chairman and Ann Yost seconded. All were in favor for Ann Yost as Chairman. All were in favor for Tom Malkie as Vice Chairman.

Approval of Minutes:

Chairman Yost called for a motion to approve the December 19, 2023, Planning Committee meeting minutes. Tom Malkie motioned to approve, and Ann Yost seconded. Motion carried.

23-10 Wellspan Land Development Plan –

York County Planning Commission-

The following information is required by the Ordinance to be shown on or provided with the plan:

1. (s.22-402.2.E. & s.22-405.3.E.) Name and seal of the registered engineer/surveyor responsible for the plan.
2. (s.22-402.2.X. & s.22-405.3.U.) The statements of ownership must be signed, dated, and notarized. A statement of ownership must be provided for Bob-Bob Associates, L.P.
3. (s.22-402.3.C.) A Feasibility Study on sewer facilities for the tract, together with certification that the method of sewage disposal and the planning module for land development has been approved by the PA DEP, or any required waivers, as applicable.
4. (s.22-402.3.H. & s.22-405.4.F.) An Erosion and Sediment Control Plan which meets the requirements of the Hopewell Township Stormwater Management Ordinance, and has been reviewed and approved by the YCCD, if required.
5. (s.22-405.4.M.) If lots are being consolidated, copies of conveyance deeds and confirmatory deeds shall be provided.

General Comments:

6. The proposed retaining wall along the southern end of the site appears to be 10' tall in some areas. A fence should be provided along the top of this wall to prevent people from accessing the top of the wall. Township officials should also determine if vehicle barriers should be provided along this corner of the access drive where the wall is proposed.

Township Engineer Review-

1. Any remaining York County Planning Commission, Township Solicitor and/or Township Zoning Officer comments must be satisfactorily addressed.
2. The owner's certification statement and stormwater acknowledgement must be signed, dated, and notarized. (§22-402.2.X)
3. County Conservation District approval / NPDES permitting is required. (§22-405.4.F)
4. The responsible engineer/surveyor's seals and signatures must appear on the plan. Plan Sheet LD3 (Lot Consolidation) should include a professional surveyor's seal, signature, and certification statement. (§22-402.2.E)
5. The stormwater management plan was previously approved by this office via correspondence dated January 12, 2024. (§22-402.3.F)
6. The applicant will be required to guarantee the completion of all public improvements. Our office is prepared to review an engineer's itemized cost estimate in an effort to determine an appropriate dollar amount for financial surety. Said surety shall be provided in a form acceptable to the Township Solicitor. Prior to the release of any portion of said surety, the applicant shall provide certified as-built drawings for those improvements completed to date. (§22-405.4.D)
7. PADEP sewage facilities planning approval and required sewer and water feasibility studies are required. We recommend the Township Solicitor review Section IX of the applicant's sewer and water feasibility report to determine the adequacy of the Assignment Agreement for Transfer of Sewage Capacity contained therein. (§22-402.3.C)
8. The provided traffic data and associated full impact study waiver request were reviewed and approved by the Township's traffic engineer, Grove Miller, via correspondence dated January 30, 2024. (See also Comment 10 below) (§22-402.2.AA)
9. Sheets LD-4, LD-5, and LD-5A will require a deed reference and parcel ID for the newly consolidated Lot 1. (§22-402.3.K)
10. Two of the applicant's waiver requests are still pending action by the Board of Supervisors. (Full traffic impact study and provision of streetlights) Please note that the revised plans now indicate three streetlights to be installed. Additional details of these streetlights should be provided including model, technical specifications, mounting height, resulting changes to the lighting plan's photometrics, and maintenance responsibilities. A determination can then be made by the Board as to the suitability of the proposal, any remaining deficiencies per §22-607, and the need for any modification of requirements.

Zoning Officer Review

1. Sewage facilities planning module or exemption approval from PADEP must be provided to the township and noted on the plan.

Township Solicitor Review-

1. The record owner and applicant differ on the plans. Please provide a brief summary of the plans for transfer of ownership and how plan recording, deed recording, and agreement recording will be handled in the transfer process. The record owner should show the anticipated owner of the property when plans are to be recorded. **Deeds of conveyance to Wellspan are to be prepared and provided to the Township. The equitable owner/applicant is listed on the plans and the signature block contains the equitable owner information. A signature block for the record owner should be added.**

2. Add a note to cover sheet as follows: This plan is subject to a stormwater operations and maintenance agreement that is a covenant running with the land binding the developer, owner, and their respective successors in interest. A copy of the stormwater operations and maintenance agreement is recorded in the York County Recorder of Deeds Office.

3. Developer shall submit a schedule for completion of public improvement prior to final plan approval. The Development and Financial Security Agreement should require that all public improvements shown on the plans must be completed before occupancy of the new facility.

4. A Shared Access Easement will be required for the private access road that is shown as also servicing the adjacent lot in the future. The access easement should identify maintenance responsibilities.

5. All fees and expenses of the Township shall be paid prior to the recording of the plan.

Yost motioned to recommend approval of the plan based on outstanding comments.

Malkie seconded. Motion carried.

Public Comment- None

Meeting adjourned at 8:10pm



Diana Manker, Recording Secretary