

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR MAY 21, 2024
MEETING ROOM & STREAMING VIA ZOOM
7:00 PM**

Vice Chairman Tom Malkie called the May 21, 2024, Planning Commission meeting to order at 7:00pm. Also, in attendance- Joe Shanabrough, Chuck Webster, Butch Hensel, Manager Katie Berry, and Zoning Officer Cliff Tinsley.

Approval of Minutes:

Butch Hensel motioned to approve the February 20, 2024, Planning Committee meeting minutes and Joe Shanabrough seconded. Motion carried.

2024-03- Vanguard Storage

Bob Meredith from Vanguard was present to discuss. The Committee asked if there would be an office on site and there will not be. If someone wanted to rent a unit they would call the number on the website. Bob stated that there would be a gate at the entrance. Cliff Tinsley noted that if they were to want to add an office in the future it would require another Land Development Plan. Chuck Webster asked what kind of traffic they would be expecting. TRG is doing a study along with the Township Engineer and PennDOT. Tom asked if the facility is designed for emergency vehicles and Mr. Meredith noted that there is a plan for this as well. Tim Cormany was present via Zoom and mentioned that it would be a good idea to get a follow up email from the Fire Chief to verify.

- Plan Scale 22-405.3- Tom motioned to recommend approval of Plan Scale waiver and Joe seconded. Motion carried
- Monuments and Markers- Section 22-601.3- Tom motioned to recommend approval and Butch seconded. Motion carried.
- Curbs- 22.603.1.B- Tom recommended approval of Placement of curbs and Butch seconded. Motion carried.
- Sidewalks 22-604.1. B- Tom recommend approval of Sidewalks and Joe seconded. Motion carried.
- Plan Scan 23-401.F- Tom recommended approval of Submission of Plans and Chuck seconded. Motion carried.
- Preliminary Plan Requirements 22-303- Tom recommended approval and Butch seconded. Motion carried.
- Preliminary requirements for Sewar and Water Feasibility study 22.402.3- Tom recommended approval and Joe seconded. Motion carried.

Elbert Cox of 17149 Barrens Rd asked how close the storage units would be to his property and has concerns. Tom stated it looked like about 120 feet from the back of his house.

2024-02- Wolf Farms, Inc.

- Preliminary Plan Requirements- Tom motioned to recommend approval and Joe seconded.
- Lines on the drawing 22.402.22- Tom recommended approval and Butch seconded.
- Sewer Feasibility Study- Tom recommended approval and Joe seconded. Motion carried.
- Plan Scale 22-405.3- Tom recommended approval and Butch seconded.
- Tom motioned to recommend moving forward to the Board of Supervisor's contingent upon any open comments. Joe Seconded.

2024-04- Hickory View

- Preliminary Plan Requirements 405.30 Tom recommended approval and Butch seconded.
- Plan Scale 405.3- Tom recommended approval and Joe seconded.
- Sewer Feasibility Study 4023C- Tom recommended approval and Butch seconded.
- Street Trees 606.1- Tom recommended approval and Joe seconded.
- Curbs 603.1B – Tom recommended approval and Butch seconded.
- Sidewalks 604.1B- Tom recommended approval and Joe seconded.
- Final Subdivision Plan- Tom recommended sending the final plan to the Board of Supervisors contingent upon the satisfaction of all open comments. Butch seconded.

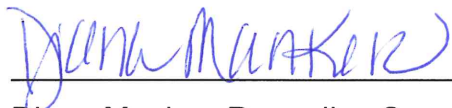
2024-05- Hash, Jonathan

- Preliminary Plan Requirements 405.30 Tom recommended approval and Joe seconded.
- Sewer Feasibility Study 4023C- Tom recommended approval and Butch seconded.
- Street Trees 606.1- Tom recommended approval and Butch seconded.
- Plan Scale 405.3- Tom recommended approval and Butch seconded
- Topo Contour Intervals 4022.N- Tom recommended contour lines and Butch seconded.

- Tom motioned to recommend that the proposed homestead be put before the Agricultural Review Committee. Joe seconded.
- Tom recommended sending the final subdivision plan for Jonathon Hash, lots 2 and 9 to the Board of Supervisors contingent upon the satisfaction of the comments. Joe seconded.

Public Comment- None

Adjournment Meeting – Meeting adjourned at 9:13pm



Diana Manker, Recording Secretary