

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR JANUARY 21, 2025
MEETING ROOM & STREAMING VIA ZOOM
7:00 PM**

Chairperson Ann Yost called the January 21, 2025, Planning Commission meeting to order at 7:00pm. Also, in attendance- Butch Hensel, Chuck Webster, new Planning Committee member Patrick Gallagher, new Manager Amy Mottram, Zoning Officer Cliff Tinsley, and Attorney Eric Holey.

Yost called the meeting to order at 7:00pm and introduced new Planning Committee member Patrick Gallagher.

Organization for 2025 – First order of business is to elect Chairperson and Vice Chairperson. Yost nominated Patrick Gallagher as Chairperson and Chuck Webster seconded. Motion carried. Chuck Webster nominated Ann Yost as Vice Chairperson and Butch Hensel seconded. Motion carried.

Approval of Minutes:

Chair Patrick Gallagher motioned to approve the October 15, 2024, Planning Commission meeting minutes as distributed, and Butch Hensel seconded. Motion carried.

1. **2025 Meeting Dates** – Chair Patrick Gallagher motioned to approve the 2025 meeting dates as presented and Chuck Webster seconded. Motion carried.
2. **Dalfen Industrial rezoning request** – Paul Minnich was present to discuss. Chair Patrick Gallagher asked if this has been discussed with PennDOT. It was stated that they do have KCI engaged to take care of this but wanted to be successful in getting the re-zone first. Vice chair Yost commented that from a Zoning standpoint they are fine with what is being proposed but for Land Development she feels there are still bridges that need to be crossed in terms of how this can work best. Gallagher stated that he is happy to hear that a study is going to be done. Dalfen mentioned that KCI has noted that the site distances have met the PennDOT design standards, and they do have a meeting with PennDOT on February 5th. The Township is invited to the meeting. Yost then motioned to approve the re-zoning of the applicants' two parcels from residential to Industrial. Gallagher seconded. Motion carried.

3. **Vanguard** – Zoning Officer Cliff Tinsley went through the open comments and announced that there has been a change in staff at Hopewell with a new Manager, Amy Mottram. Tinsley stated that Comment #23 - Emergency access off Lowe Rd has been removed because it is not a requirement. Yost asked if there is a requirement for the number of parking spaces. Vanguard stated that they do have the required parking. Gallagher motioned to conditionally approve this application, pending approval of the solicitor and the satisfaction of all remaining open comments. Hensel seconded. Motion carried.
4. **SALDO Amendment** – Yost mentioned this is addressing a long-standing issue in the township concerning private roads. Gallagher motioned to approve, and Yost seconded. Motion carried.

Public Comment - None

Adjournment – Meeting adjourned at 7:58 pm.

Diana Manker, Recording Secretary