

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION  
MINUTES FOR NOVEMBER 18, 2025  
MEETING ROOM & STREAMING VIA ZOOM  
7:00 PM**

Chairperson Patrick Gallagher called the November 18, 2025, Hopewell Township Planning Commission meeting to order at 7:00 P.M. Also, in attendance – Ann Yost, Butch Hensel, Joe Shanabrough, Chuck Webster, and Manager Amy Mottram.

Ann Yost made a motion to Amend the 11.18.2025 Agenda to remove Item # 5, Zoning Hearing Application No. 1-2025, Harry C. Dehoff, 1553 Woolen Mill Road, as it does not require a review by the planning commission. Patrick Gallagher seconded. Motion carried.

**Approval of Minutes**

Patrick Gallagher motioned to approve the October 21, 2025, meeting minutes, as distributed. Butch Hensel seconded. Motion carried.

**Subdivision Proposal – High Street, Susan Herbert & Ginger Babcock**

Both were present to represent Womac. Womac has preliminary plans on record with nine lots, which are abandoned. They believe they have four building rights left. The presentation was to receive comments on several sketch plan ideas. They will come back with a formal plan when the number of dwelling rights are confirmed. Yost commented that if they wanted to add onto the Herbert property at 576 High Street, they would have to refer to the Zoning Officer, however, the planning commission does not see a reason to not move forward with a formal plan.

**Zoning Hearing Application No. 2-2025, Dalfen Industrial, LLC for property owned by Nachtigall Family Limited Partnership, Parcels 28 and 29 Mount Airy Road**

Attorney Chris Naylor with Barley Snyder was present as representative with Geoff Kase of Dalfen Industrial LLC and Scott DeBell of KCI. He stated that they are asking for two dimensional variances related to a proposed logistical center.

- Section 27-307.1 – Driveway Width – Ann Yost commented that the Ordinance says that the driveway cannot be wider than 35 feet within 10 feet of the right of way and if they were to push everything back 10 feet, there would be no need for a variance. Chris stated what the hardship is and that it relates to the slope of the lot. Chris also mentioned that they have met with PennDOT and there has been a traffic study done. Yost motioned to accept the variance for the driveway to exceed 35 feet in

width within 10 feet of the street right-of-way. Hensel seconded. Motion carried.

- Section 27-301.2 – Accessory Structure in the Front Yard – The Ordinance section for the industrial zone has setbacks specified for accessory structures, however, in the Accessory Uses and Structures section, unattached structures are only permitted in the side or rear yard. They feel that for the neighbors, the location in the front yard provided the furthest distance from the side yard area and is set back 250 feet from the ROW line. Yost motioned that they grant a variance for an accessory structure in the front yard, specifically as a location for the fire tank and pump house structure as shown on the plan. Gallagher seconded. Motion carried.

### **Public Comment**

Jack Cogle, 2601 Oakwood Heights – In reference to Dalfen Industrial LLC, Mr. Cogle stated that he has a concern about the driveway, having access, and traffic making a right turn. His concern is truck traffic pulling up to a very sharp turn at Plank Road. Yost commented that it is entirely up to PennDOT as they will be dictating all of the geometry regarding this. He also asked about eliminating one or two of the tangents to which Ann stated that is not why they need the variance.

**Adjournment** – Meeting was adjourned at 7:46 P.M.



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Diana S Manker, Recording Secretary