

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
TUESDAY, JANUARY 20, 2026 @ 7:00 P.M.
MEETING ROOM AND VIA ZOOM**

Chair Patrick Gallagher called the January 20, 2026, Hopewell Township Planning Commission meeting to order at 7:00 P.M. Also, in attendance – Chuck Webster, Joe Shanabrough, Mark Smith, and Manager Amy Mottram.

Organization for 2026

Chuck Webster motioned to nominate Patrick Gallagher for Chair and Joe Shanabrough seconded. Motion carried.

Patrick Gallagher motioned to nominate Chuck Webster for Vice-Chair and Mark Smith seconded. Motion carried.

Approval of Minutes

Gallagher motioned to approve the December 16, 2025, meeting minutes, as distributed and Smith seconded. Motion carried.

2025-05 – Final Subdivision Plan – Dalfen Industrial, LLC

Geoff Kase with Dalfen Industrial LLC and Mark Haffner with KCI were present to discuss the plan. Gallagher stated that there were still some waivers that needed discussed. The waiver to permit the access drive was approved. Gallagher motioned to recommend approval and Smith seconded. Shanabrough – Yes, Webster – No. Motion carried, 3/1.

2025-06 – Preliminary / Final Land Development Plan – Gateway Logistics Center – Dalfen Industrial, LLC

Geoff Kase with Dalfen Industrial LLC discussed the waivers.

- Preliminary Land Development Plan Section 22-302.2 – Gallagher recommended approval of filing a joint preliminary/land development plan instead of two individual submissions and Mark Smith seconded.
- Plan Scale Section 22-405.3 – Gallagher recommended approval of Plan Scale and Shanabrough seconded.
- Access Drive Section 22-507.4 – Mr. Kase explained that the driveway waiver is because they cannot accommodate the maximum width of 35' due to the size of the tractor trailers entering and exiting. Gallagher recommended approval of the waiver for the driveway and Smith seconded.

- Public Sanitary Sewer System Section 22-510.1. – There are no EDU's available. They must do some additional testing and send revisions back to the PA DEP. The design is close to 90% done. Gallagher recommended conditional approval if the PA DEP and the sewer and water authority involved are satisfied and Shanabrough seconded.
- Sidewalks/Curbs Section 22-604.1.B – No other curbs or sidewalks exist in the immediate area. The narrow bridge and anticipated truck traffic would be a concern for pedestrians. Gallagher recommended approval of the waiver for sidewalks and curbs and Shanabrough seconded.

Mark Smith introduced himself as this is his first Planning Commission meeting. He stated he has worked for Century Engineering for over 20 years. He also wanted to address a few questions that he had about lighting and light pollution regarding the Dalfen plan. Mr. Kase said they can be managed with shields.


Public Comment – Todd Abbey, 14008 Joretta Court, had questions and concerns. He provided a statement to the Planning Commission. He believes this plan is approximately 80–100 feet from his property line and he is concerned about the noise levels given the size of the building. He requests that there be a site survey for that. He is also concerned about light pollution and asked if there will be a survey done so there is zero light over the property line. He asked how any runoff and the septic system will affect the water wells on Joretta Court. Another concern is security and fencing. He feels that the proposed fence is inadequate and that a solid, acoustic fence that is at least 8 feet in height is needed on the back of the property. He thanked everyone for their time and he appreciates them putting his concerns into the record.

Mr. Kase commented that an 8-foot fence for better security was mentioned to the Zoning Hearing Board and that a variance would be needed. He asked if they could make it a waiver instead. He also said the Township Engineer commented on the evergreens and that they needed to be at least 6 feet in height for the light pollution shielding in addition to what he said earlier about efforts to shield the lights.

Gallagher then motioned to send the issue of the fence to the Zoning Hearing Board for their review for a variance to allow an 8-foot-high fence or better and Shanabrough seconded.

Mr. Abbey asked if the fence would go around their entire complex and Mr. Kase stated that the intent would be to separate the industrial use from the residential.

Adjournment – Meeting was adjourned at 7:38 P.M.



Diana S Manker, Recording Secretary