

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
TUESDAY, MARCH 17, 2026 @ 7:00 P.M.
MEETING ROOM AND VIA ZOOM**

Chair Patrick Gallagher called the March 17, 2026, Hopewell Township Planning Commission meeting to order at 7:00 P.M. Also in attendance were Chuck Webster, Butch Hensel, Joe Shanabrough, Mark Smith, and Township Manager Amy Mottram

Approval of Minutes

Chair Patrick Gallagher motioned to approve the February 17, 2026, meeting minutes, as distributed and Chuck Webster seconded. Motion carried.

Zoning Hearing Application No. 1-2026, Dalfen Industrial, LLC for property owned by Nachtigall Family Limited Partnership, Parcels 28 and 29 Mount Airy Road

- Scott DeBell, KCI Technologies, was present to discuss the application with Geoff Kase, Dalfen Industrial LLC. They are requesting a zoning variance related to maximum fence height along the northern boundary of the property. In the industrial zone, the ordinance limits fence height to up to six feet. They are asking for a variance to provide additional screening and security for neighboring properties. Butch Hensel motioned to recommend to the Zoning Hearing Board approval of the variance and Patrick Gallagher seconded. Chuck Webster asked to confirm that the height being requested is eight feet. Butch Hensel confirmed yes. Motion carried.

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

- This subdivision plan is a lot consolidation. Remaining comments include signatures and adding the new UPI number. Shrewsbury Borough has signed off on the plan as well. Butch Hensel commented on the feasibility study for sewer and water and asked if it has been reviewed by the township engineer. Scott DeBell stated that the facility will be hooked up to public water. Patrick Gallagher asked if the curbs and sidewalks on Mount Airy Road have been dealt with, to which Mr. DeBell said these are waivers on the land development plan that will go in front of the Board of Supervisors for approval. Mark Smith asked how the on lot sanitary septic system will work with the three primary tanks on top of the hill and some of the backup. As far as seepage and potential contamination of wells, the residential adjoining properties are on septic systems and wells. It was asked if that will be addressed in any way. Mr. DeBell stated that they are working on this now as part of the on-lot system design and land development plan with drilling wells on site, collecting water samples, and performing hydro-geological studies. Geoff Kase stated that he felt that Mr. Smith's comments are more related to the final land development plan which is next on the agenda.

- Mark Smith recommended approval of the lot consolidation plan and Butch Hensel seconded. Motion carried.
- Jack Cogle, 2601 Oakwood Heights, was present and had a question about the width of the driveway. Mr. DeBell stated that they received a variance for the width of the driveway at the right of way lines, but the driveway location and any improvements will still need to be approved by PennDOT through a separate permit. Mr. Cogle asked about traffic coming out and making a right turn on Mount Airy Road. Mr. Kase stated that they changed the plan and added no right turn. They feel very strongly that this is the solution to avoid these conflicts. Mr. Cogle feels they will be taking a lot of dirt out of there and asked if this action will affect the water table. Mr. DeBell stated that they are doing some test wells and drilling. The stormwater will infiltrate the water back into the ground as part of the design. Mr. Cogle asked who will be supplying the water and septic service. Mr. DeBell stated that York Water will be providing an extension down Mount Airy Road to reach this property for public water service and that the sewer will be an on-lot system.
- Another motion was then made by Patrick Gallagher to approve the subdivision plan as submitted and amended and Joe Shanabrough seconded. Motion carried.

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

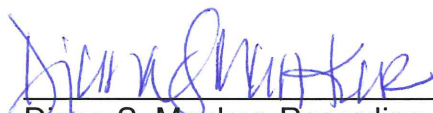
Geoff Kase, Dalfen Industrial, LLC, recommended that this plan be tabled due to many open comments.

- Patrick Gallagher motioned to table the plan, Joe Shanabrough seconded. Motion carried.

Public Comment

Todd Abbey, 14008 Joretta Court, was present and had a question about what type of fence would be installed as he thought it would be opaque. Mark Smith commented that the fence will have an opaque feature to it. Mr. Abbey was wondering if there was any restriction as to what type of fence could be put up. He also asked about the type of trees that will be planted and what height they would be. Butch Hensel commented that these details will be included in the final land development plan. Patrick Gallagher asked Mr. Abbey if he would like to be the liaison between the other neighboring property owners and Dalfen Industrial LLC.

Meeting was adjourned at 7:40 P.M.



Diana S. Manker, Recording Secretary