

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
TUESDAY, JUNE 16, 2026 @ 7:00 P.M.
MEETING ROOM AND VIA ZOOM**

Chair Patrick Gallagher called the June 16, 2026, Hopewell Township Planning Commission meeting to order at 7:00 P.M. Also in attendance were Butch Hensel, Joe Shanabrough, Mark Smith, and Township Manager Amy Mottram
Absent – Chuck Webster

Approval of Minutes

Patrick Gallagher motioned to approve the March 17, 2026, meeting minutes, as distributed and Mark Smith seconded. Motion carried, 4/0.

Patrick Gallagher announced that an adjustment to the agenda will be made – The Stoltzfus / Small School Land Development plan will be discussed first, followed by the Zoning Hearing Application for Johnson Controls, Inc., ending with the Zoning Hearing Application for Richard C. & Ardelle L. Barry.

2026-01 – Land Development Plan for Stephen S. & Malinda E. Stoltzfus – Proposed Small School House – Josh Myers with Shaw Surveying was present as representative to discuss. He stated that he received comments back from YCPC and Martin & Martin. He explained that Mr. Stoltzfus purchased the Davis Valley / Gemmill Road property and they would like to bring a driveway through one of the parcels and put the schoolhouse on top of the hill using a similar footprint to the small school on Hickory Road. Mark Smith mentioned he didn't see a water connection on the plan. Josh Myers stated that they will have an outside spigot.

- Butch Hensel recommended approval and Mark Smith seconded. Josh then stated there were comments that came in and the requested waivers are mostly administrative.
- Mark Smith then amended the motion to make the approval incumbent on the comments that were received and Butch Hensel seconded. Motion carried, 4/0.

Josh Myers reviewed the requested waivers –

- SALDO Section 22-303 – Waiver of Preliminary Plan Requirements
- SALDO Section 22-405.3 – Plan Scale
- SALDO Section 22-402.2.N – Contours
- SALDO Section 22-402.3.C – Sewer Feasibility Study
- SALDO Section 22-505.1 – Cartway Widening
- SALDO Section 22-609.2 – H2O Feasibility Study

Mark Smith motioned to recommend the waiver requests as presented and Butch Hensel seconded. Motion carried, 4/0.

Zoning Hearing Application No. 3-2026 – Johnson Controls, Inc., for property located at 5000 Renaissance Drive – Request for a Variance

Chris Beauregard with NuTec Design and Chris Carter with Johnson Controls, Inc. were present to discuss. They would like to build a 50,000 square foot addition on to a portion of the facility that is imperviable and has exterior storage. The addition would be located within a fenced area. They are asking for a variance to Section 27-207.6 Building Height to allow the proposed expansion to have maximum building height of 59 feet. The maximum height allowed by the ordinance is 50 feet. The height of 59 feet for the addition would match the rest of the current building height.

- Patrick Gallagher recommended approval of the height variation to allow 59 feet and Joe Shanabrough seconded. Motion carried, 4/0.

Zoning Hearing Application No. 2-2026 – Richard C. & Ardelle L. Barry, for property located at 3438 Bridgeview Road – Request for a Variance

Attorney John Ogden was present to represent Richard Barry, who was also present. Attorney Ogden stated that this property was originally a used car dealership, and then another company called Plasticert was added. He stated that they needed a land development plan to have two principal uses on one lot. At the time, the Board of Supervisors approved a land development plan. After the Plasticert business moved out, a company called Good Woods moved in approximately 11 years ago. Elite Auto Works has also been operating at the location for approximately 16 years. Josh, owner of Good Woods, was present. He said that when they moved in, they applied for a Use of Occupancy for the change of use, which no one can find. In 2025, Mr. Barry received a letter from the Township stating they needed a land development plan to have the two uses on one lot, Elite Auto Works and Good Woods. Mr. Barry then submitted the original land development plan that was rejected by the Township. They were told that they needed a new plan. Attorney Ogden says they can't find anywhere in the Townships' ordinances where you need a new land development plan for a change of use. Butch Hensel stated he wasn't clear on what they were asking of the Planning Commission, and Attorney Ogden responded that they recommend that the appeal be sustained and/or the variance be sustained or granted. Mark Smith asked what precipitated all of this. The Township attorney Tom Wymard stated that when code enforcement changed, it was discovered that this did not meet the zoning ordinance, and MPL Law firm was asked to represent. Patrick Gallagher mentioned that more information is needed.

- Mark Smith moved to table these requests and Butch Hensel seconded. Motion carried, 4/0. *Amendment- the reason for tabling was due to the ZHB hearing this same case two days later and felt their decision has more weight.

Public Comment

There was no public comment.

Adjournment

Meeting was adjourned at 7:50 P.M.



Diana Manker, Recording Secretary