HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING
TUESDAY, SEPTEMBER 15, 2026 @ 7:00 P.M.
MEETING ROOM AND VIA ZOOM

Chair Patrick Gallagher called the September 15, 2026, Hopewell Township Planning Commission meeting to order at 7:00 PM. Also in attendance were Butch Hensel, Mark Smith, and Township Manager Amy Mottram

Approval of Minutes

Butch Hensel motioned to approve the minutes from the June 16, 2026 meeting, as distributed and Mark Smith seconded. Mark Smith then stated that he would like to add a supplement to the section of the minutes regarding the Zoning Hearing Board Application No. 2-2026 for Richard C. and Ardelle L. Barry to say that they knew the Zoning Hearing Board was scheduled to hear this case two nights later, it was felt that their decision had more weight than the planning commission and that was his reason for tabling. Butch Hensel agreed to recommend approval by adding this to the June 16, 2026, meeting minutes. Motion carried.

Butch Hensel asked the Chair if he could make a point of order to which Chair Patrick Gallagher said yes. Butch Hensel then stated that they only have three members present tonight. While they do have a quorum, for any items that are passed they need to have an all three unanimous vote.

2026-02 – Final Minor Subdivision Plan for Lands of James J. & Vicki J. Schwertzler & Michael S. Amspacher – 17590 and 17778 Kurtz School Road –

Frank Hall with GHI Engineers and Surveyors was present to discuss. He stated that they are proposing a minor subdivision plan to create Lot 5 and an add on to Lot 9J to address the two encroachments of the shed and wood burning furnace enclosure. They are asking for the following waivers:

- SALDO Section 22-405.3 – Plan Scale – To show at a good scale and clarity they are asking for a scale of 80 feet to 1 inch.
- SALDO Section 22-606.1 – Street Trees – They would like to keep residual Lot 1 agricultural.

- Mark Smith motioned to grant the waiver for Plan Scale and Patrick Gallagher seconded. All were in favor. Motion carried.

Mark Smith asked if the street trees were to be located along Kurtz School Road as the frontage due to the nature of the subdivision concept. Butch Hensel asked where the road frontage is and Frank Hall stated it is along Kurtz School Road.

- Mark Smith motioned to grant the waiver for Street Trees and Butch Hensel seconded. All were in favor. Motion carried.

Sketch Plan for William C. & Kimberly A. Johnson – 6252 Pleasant Valley Road – Josh Myers with Shaw Surveying, Inc. was present to discuss. He stated that they held an Ag Review on site, and they feel that they came up with the best feasible location for a new lot on the property. They originally tried to propose the creation of a 2-acre lot, however, after discussion with the Board of Supervisors, the lot size was reduced to 1.5 acres. Butch Hensel asked where the well would go and Josh showed him on the plan. The location could change as they have not done perc and probes for the septic yet. They discussed where the potential driveway would go for the best site distance as Mark Smith asked about this. Josh had stated that Penn DOT does not like to see a driveway entrance on a state road if there is a low volume road option available.

- Butch Hensel then recommended that this plan go on to the Board of Supervisors and Patrick Gallagher seconded. All were in favor. Motion carried.

Hopewell Fish & Game Improvements – Collin Smeltzer with Kinsley Construction, LLC was present via Zoom. They are seeking a Land Use Consistency letter to supplement their restoration waiver and joint permits associated with a project for Hopewell Fish & Game. He explained that the HW F&G needs to replace their raceway which is starting to degrade. They also need flood plain restoration and a driveway culvert replacement. The Township Attorney, Eric Holey, asked if they had a draft letter that they were proposing with their request. Collin said that he could provide one which would go to the DEP. Chair Patrick Gallagher asked what the risk is for the people who are downstream of the work that is being done. Collin explained that during construction they will be using a full pump around practice which will allow them to remove any sediment that would be washed down from water flowing through the work area. He also explained that floodplain restorations greatly increase the flow storage capacity and will remove toxins and pollutants. There is a lesser risk for erosion, and all water will be going back into the creek. Butch Hensel asked what the estimated time is to do this restoration. Collin stated that it will take approximately three months for construction with a May 2027 anticipated start date. Chair Patrick Gallagher asked about monitoring and Collin said that monitoring for the first 5 years is done yearly by DEP and then after that it is typically biannually. Reports are sent to DEP and can also be sent to the Township upon request. LSA and Growing Greener grants will cover the cost of this project. Mark Smith asked where the septic is going and how much earth will be moved. Collin explained that it is a valve tank that is used to control the water way and has a clean out. Around 8,000 yards of earth will be moved.

- Butch Hensel motioned to give a favorable recommendation and Mark Smith seconded. All were in favor. Motion carried.

Public Comment – Carl Otter, 4453 Forest Road, was present to ask about the proposed development, Magnolia Groves. He saw a sign that the project would be starting soon. This plan has not been approved. It was advised to have our Zoning and Codes Office check into any activity in the area.

Adjournment – Butch Hensel motioned to adjourn at 7:43 P.M. and Chair Patrick Gallagher seconded. All were in favor. Motion carried.

Diana S. Manker, Recording Secretary