

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of May 23, 2024**

The meeting was called to order at 6:00 PM by Chairman Devin Winand. The meeting was held at the Hellam Township Municipal Building. Chairman Devin Winand led the Pledge of Allegiance. Other members present were Vice Chairman Jay Kokiko, Michael Shillott, Steven Fetrow, Rick Cooper, John Eifert, and Christopher Altland. Other attendees included Jason Test, Zoning Officer, and Kate Nopulos, Administrative Secretary.

Minutes Approval:

Upon a motion by Mr. Shillott and seconded by Mr. Cooper, the minutes from the May 9, 2024 meeting were approved, with changes. Motion carried unanimously.

New Business:

Land Development SL-24-02 Lincoln Highway LL-51E Sketch Plan Review

Kyle Grinestaff, Applicant, Engineer from ELA Group Inc., spoke to the Commission presenting details of Land Development Sketch Plan SL-24-02 Wrightsville Assembly of God Church for review. Mr. Grinestaff stated that the project will unfold in two phases. Phase one is where the proposed Phase One building (20,000 S.F.), with a seating capacity of 850, will go in first, along with 299 parking spaces, 8 ADA compliant parking spaces, 3 parking spaces earmarked for van storage, a maintenance shed (1,200 S.F.), a landscape buffer along the residential properties, a protective netting barrier along the golf course property, and all stormwater facilities for both building phases will be installed. Phase two is where the Phase Two building (25,000 S.F.) will be constructed, along with an outdoor play area (3,000 S.F.), and 68 additional parking spaces. The applicant stated that stormwater facilities are not shown on the plan, and that they are looking to address that later on in the process, as well as parking island landscaping and street trees. Mr. Grinestaff states the phase two will occur approximately 5 years after the completion of phase one.

The applicant will need to apply for a Conditional Use in order to utilize this property as a Church in the Mixed Use 2 Zoning District. In addition to the proposed use, the project involves the development of a multi-family attached rental unit and a commercial space which the applicant intends on using as an event space for the community. Additionally, they are requesting a waiver to not install buffer strip "B" along the rear of the property line, but to provide it along the residential property side.

There was much discussion concerning stormwater due to the prevalence of flooding in the area. Mr. Cooper asked Township Engineer Chad Peters whether the excess flow of stormwater into the swale, due to the increased impervious surface area, was the responsibility of the developer. Mr. Peters stated that offsite drainage is not the responsibility of the developer, yet it is their responsibility to have a properly sized system to manage it. He also stated that filling in the swale would be ideal, unless they're planning on rerouting it, which would be tricky. Mr. Shillott asked if PennDOT would have to be involved which Mr. Peters replied that it depended on the stormwater management plan, because Lincoln Highway

is a State Road, and Bairs Mill Road is a Township Road. Mr. Peters mentions that with the proposed plan, they are almost at the maximum total impervious surface area and he emphasized that due to the existing stormwater issues in the area, the goal should be to improve the issue, not magnify it. He also states that the culvert under Bairs Mill Road would have to increase in size and be moved, as well as the culvert discharge and where said discharge goes into Kreutz Creek needs to be evaluated by the developer, which isn't a big ask by the Township. Mr. Cooper asks if you can put a retention pond in over a culvert, where Mr. Peters says you cannot put a stormwater mitigation system in on top of another system. Mr. Grinestaff comments that they are at roughly 45% total impervious surface area coverage, which does not include sidewalks, yet he was generous in his count and won't know the exact total until they complete the geotechnical testing.

The conversation then turns towards access to the property, road widening, the need for conducting a traffic study and site geology. Mr. Peters, in summation, states that when you have a property like this that has access to a lower-level street, like Bairs Mill Road, you need to have limited access, via an entrance requirement. This should be considered using guidance issued by PennDOT and will require a waiver issued by the Township. Mr. Shillott questions whether widening of Bairs Mill Road would be considered, as well as he highlights the importance of conducting a traffic study including all of Lincoln Highway due to traffic being a major concern. Mr. Peters states that in this case, the site plan is key because it can help drive the design. He also mentions that stormwater volume is a major issue at this site and if infiltration can't be done it would be a significant issue. He says that adding tree canopy and other landscaping features would help remove volume, but it is not as efficient and geology of the parcel may make it an issue. Mr. Fetrow asks if sidewalks are a requirement of the plan which Mr. Peters confirms. He also comments that he doesn't like the term "phase" used by the applicant because the site plan presented was not a phased site plan. He says a phased site plan would be preferred and that it acts as a safeguard for the future, if stormwater requirements were to change.

Mr. Erin McNab, the Pastor for Wrightsville Assembly of God Church, and his wife address the Commission members. They state that having their church in the area has been a blessing and they want to build a long-term relationship within the community. They say that due to size limitations of their current location, this new construction would allow them to have seating for 800 attendees for Sunday services, and implement a two-service model, as well as it will allow them to host weekend events such as Fall Fest and Wednesday evening group meetings. Mr. Eifert asks if weeknight events would be considered a permitted use, which Zoning Officer Test confirms. Mr. Earl Winter, plumber, who accompanied Mr. and Mrs. McNab asks Mr. Peters hypothetically that if they created an L-shaped system, couldn't the swale become the retention pond, and questioned whether or not the current pipe handles the stormwater volume on Bairs Mill Road now. Mr. Peters states that it is not necessarily the case, and Bairs Mill Road is one of the top-five stormwater management issues in the Township. Mr. Winters also asks what the next step in this process which Mr. Grinestaff replies Geotechnical testing. Chairman Winand then questions whether piping the Lincoln Highway stormwater into a pipe, instead of a swale like it is currently, would make the water velocity increase. Mr. Peters states that it is the responsibility of the applicant to figure that out.

Vice Chairman John Kokiko asks whether or not the attendance capacity of the proposed new Church would make it considered a Mega Church. Mr. McNab says that no, a Mega Church would be considered 2,000 or more attendees. Mr. Kokiko voices his concerns regarding Bairs Mill Road stating that it is a small,

yet heavily travelled road, and that it should be widened, as well as the sight lines need to be improved to prevent accidents. Mr. Fetrow questions whether those concerns would be a requirement addressed in the development plan, and asks whether sidewalks are required, which Mr. Peters confirms yes to both. Vice Chairman Kokiko references the applicant's landscaping waiver request and asks how many properties this parcel's stormwater crosses. Zoning Officer Test states that the stormwater crosses several properties and that when he spoke to adjoining landowner Mr. Quickel, he stated that the stormwater from this parcel collects on his property, then disperses.

Mr. Fetrow thanks the applicants for coming before the planning commission and asks when they hope to start building, which Mr. McNab replies as soon as possible.

Old Business:

Variance Z-2024-3 880 N Front Street Extended 8-38A, Jordan Good

Before the variance request got underway, Zoning Officer Test stated that the variance application was amended to show the correct amount of total impervious surface area of the plan as 4400 S.F., between both the proposed driveway and residence.

This variance request was tabled at the last Planning Commission meeting on May 9, 2024, to allow Mr. Good to obtain the area greater than 25% and to give him time to consider relocating the location of the residence.

Applicant Jordan Good states that 21% of the property is under the 25% steep slope grade, allowing for 15,000 (S.F.) of buildable lot area. The current plan puts the applicant over the total amount of permissible lot coverage. The applicant is looking into permeable driveway options to reduce his impervious surface area, including permeable driveway pavers. He also states that the plan currently is over the 3,000 S.F. earth disturbance limit, probably closer to 5000 S.F., so he will need a Sediment and Erosion Plan through the York County Conservation District.

Township Engineer Chad Peters states that permeable pavers and wooded lots generally do not work well together, and Vice Chairman Kokiko agrees. Chairman Winand comments that permeable driveways will require continuous maintenance to maintain their efficacy and asks what the total amount of impervious surface area would be if he eliminates the driveway. Mr. Test states that the house accounts for 7.3% of the total lot coverage, when eliminating the driveway. Mr. Eifert asserts that under the current plan, the percentage of lot coverage and building on steep slopes are the applicant's main issues. He proposes that if the house were built lower on the property, the driveway was shortened and the well and septic systems were installed on the left side of the property, the applicant would be minimizing his variance request, thus making it more likely to receive approval. The applicant retorts that he would still have to apply for a variance, regardless of the proposed parameters, and states that the slope at the top of the property is near 0%, which also happens to be where the view is. If he can build at this location on the property, it would be a benefit later on if they would want to install any additional structures, such as a swing set. Chairman Winand explains how the Planning Commission is more inclined to recommend granting the variance request if there were less of a variance percentage being requested. Mr. Shillott asks the applicant to give the planning commission a reason to accept the waiver request, with the applicant

responding that the best solution to his issues would be to build where the view is, while installing a permeable driveway.

Mr. Peters asks the applicant if they have made contact with an engineer because the applicant should seek counsel from an engineer to give the applicant the probability of success. However, the applicant will need to be granted Zoning relief first and foremost. He also states that if a permeable driveway is an acceptable condition of the variance, and the Zoning Hearing Board agrees, it would make it a requirement in perpetuity for this property. Mr. Peters also states that the applicant's variance request to facilitate or accommodate a better viewshed for the property is not an acceptable example of hardship. Mr. Fetrow asks if a separate variance request would be necessary for the impervious surface coverage this plan requires, with Zoning Officer Test responding that no, all that would need to happen would be to amend the initial application. Mr. Eifert asserts that the current variance request being presented is for slope, with Zoning Officer Test clarifying that after speaking with the Township Solicitor, the Planning Commission can address both slope & lot coverage now, with the Zoning Officer amending the variance application retroactively. Mr. Cooper interjects that the goal should be to minimize the variance request, and the plan as presented does not achieve that goal.

Upon a motion by Mr. Cooper, seconded by Mr. Eifert, the Planning Commission recommends denying variance request Z-2024-03, from Section 490-21.F(1)(a) to permit disturbance of steep slopes with a grade over 25% at 880 N Front Street Extended, as presented. Motion carried 6-1 (Mr. Fetrow dissenting)

On-going Business:


Discussion of on-going business was tabled until the next Planning Commission Meeting occurring on June 13, 2024, at 6:00PM.

Correspondence/Reports

Zoning Monthly Report for April 2024 will be provided to the Planning Commission at their next regularly scheduled meeting, occurring June 13, 2024, at 6:00 PM.

Meeting adjourned at 7:30 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jason Test', is written over a circular, dotted stamp. The stamp is partially obscured by the signature and the text above it.

Jason Test
Zoning Officer