

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of June 13, 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 Winand led the Pledge of Allegiance. Other members present were Vice Chairman John Kokiko, Michael Shillott, Steve Fetrow, Rick Cooper, John Eifert, and Christopher Altland. Other attendees included Bob Searer, Planning Commission Alternate, Nedette Otterbein, Board of Supervisor member, J. Douglas Pollock, Police Chief, Jason Test, Zoning Officer, and Kate Nopulos, Administrative Secretary.

Minutes Approval:

Upon a motion by Mr. Shillott and seconded by Mr. Kokiko, the minutes from the May 23, 2024 meeting were approved. Motion carried unanimously.

New Business:

Variance Request: Z-2024-04 Lincoln Highway LL-47

Attorney Bupp, representing Rexroth Limited Partnership LLC, presented the briefing to the Planning Commission requesting a variance for lot area requirements for parcel LL-47. Mr. Bupp stated that they were asking for the dimensional variance in part because the parcel is divided by Route 30, causing the resulting 8/10-acre parcel located on the north side of Route 30 to have no economic value due to having very limited agricultural production capacity. He then referenced 1997 case law out of Lancaster referencing a farm that was divided by a major road, where they were granted a similar variance. Mr. Cooper asked that if the land is one parcel now, would subdividing it into two eliminate the parent tract's ability to subdivide in the future. Mr. Rexroth stated that they have no plans of subdividing the parent tract in the future. A motion was made by Mr. Shillott to make the recommendation to approve the variance request, which was seconded by Mr. Altland; motion carried unanimously.

Old Business:

Ordinance No. 2024-01- Regulations for Private Firearm Target Practice Areas

Chief Pollock made multiple suggestions that will be included in the revised edition of the ordinance that Ms. Mann will make available at a subsequent meeting.

On-going Business:

Mr. Shillott gave an update on the Environmental Advisory Council; says they are halfway through their checklist that Supervisor Otterbein reformatted. He continues, regarding Stormwater, that they are close to submitting the Growing Greener grant, after receiving 2 letters of support from property owners affected by the flooding, and is waiting on a third letter for grant submittal.

Chairman Winand reviewed the list of ongoing business, asking for the Champions of each item to be identified:

- A. Solar Ordinance Amendment (Mr. Shillott & Mr. Cooper)
- B. EAC Checklist (Mr. Shillott & Supervisor Otterbein)
- C. Riverland 1&2 Ordinance (Waiting until after the Comprehensive Plan to assign Champions)
- D. Ordinance review Restaurant, Drive-through §490-109 & Restaurant, Fast-Food §490-110 (Taking on as a group and asked Zoning Officer Test to put at the top of the Ongoing Business list for the June 27th Planning Commission meeting)
- E. Logistics/Warehouse Ordinance (Chairman Winand, Vice Chairman Kokiko & Mr. Fetrow)
- F. Understanding the Township (Unassigned)

Correspondence/Reports

Zoning Monthly Report for April 2024 was reviewed without notes. Zoning Officer Test gave an update on Short Term Rental status; says that applications are reviewed and now we're now in the phase of physical inspections.

Meeting adjourned at 7:17 PM.

Respectfully submitted,



Jason Test
Zoning Officer