



Hellam Township Planning Commission
December 12, 2024
6:00 P.M.

1. Opening Agenda

- A. Call to Order
- B. Pledge of Allegiance

2. Minutes Approval

- A. November 14, 2024 draft meeting minute

3. New Business

- A. Z-2024-05 – Variance 100 Shannon Lane, Jennifer & Brandon Stanchock

4. Old Business

- A. Short-Term Rental Ordinance review (started Oct 24, 2024)

5. Ongoing Business for Future Meetings

- A. Solar Ordinance
- B. EAC Checklist
- C. Comp Plan Mission Statement/Naming of Project
- D. Riverland 1&2 Ordinance
- E. Logistics/Warehouse Ordinance
- F. Understanding the Township (review of prior research and tasks to continue and validate research)

6. Upcoming Meetings

Next Planning Commission Meeting – January 9, 2025

7. Adjournment

Zoom Log In

Meeting ID: 634 220 1697

Password: Hellam44

HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of November 14, 2024

Call to Order:

The meeting was called to order at 6:00 PM by Chairman Devin Winand at the Hellam Township Municipal Building. The Pledge of Allegiance was led by Chairman Winand. Members in attendance included Rick Cooper, Michael Shillott, Bob Searer, John Eifert, and Steve Fetrow. Also present were Corina Mann, Township Manager, Jason Test, Zoning Officer, and Kate Nopulos, Admin.

Minutes Approval:

- The minutes from the October 24, 2024, meeting were reviewed. Motion to approve the minutes with amendments was made seconded. Motion was unanimously approved.

New Business:

1. Sewer Planning Module – Woodshed Terrace Lot 7

- Keith Heigel presented the revised sewer planning module due to previous rejection by the DEP.
- Revisions included:
 - Updates to endangered species information.
 - Township SEO letter detailing suitability for small flow systems.
 - Public notice requirements met with affidavit provided.
 - Maintenance plan for the treatment facility included.
- Discussion Points:
 - Members raised questions about the status of the SEO letter and DEP compliance.
 - Motion made by Michael Shillott to recommend conditional approval to the Board of Supervisors, contingent upon receipt of the SEO letter and county planning commission recommendations. Motion was seconded by Steve Fetrow and passed unanimously.

2. Zoning Hearing Application Z-2024-05

- Applicant was absent.
- After discussion regarding deadlines and procedures, the Commission voted to reject the variance application to avoid procedural issues with the 90-day approval window.
- Motion made to deny the application by Michael Shillott and seconded by Rich Cooper. The motion passed unanimously.

3. Short-Term Rental (STR) Ordinance Review

- New feedback and documents from surrounding municipalities were distributed by the Torneys directly to the Planning Commission.
- Discussion on whether to require conditional use for all STR applications and potential adjustments by zone.

- Concerns included:
 - Noise, parking, and septic system adequacy.
 - Annual inspection processes and owner proximity requirements.
- Action Items:
 - Members agreed to review provided materials and examples of STR ordinances.

Ongoing Business:

1. Environmental Advisory Council (EAC) Checklist

- Will be tested during the November 19 subdivision review meeting.
Adjustments to be made based on feedback.

2. Solar Ordinance

- Currently under administrative review with prioritization in progress.

3. Comprehensive Plan – Mission Statement Review

- Members will review the proposed vision and mission statement. Comments to be discussed at the next meeting.

Public Commentary:

- Residents raised concerns about the capacity of STR properties, particularly in cases of significant occupancy increases.
- Discussion emphasized the importance of resident cooperation with municipal enforcement procedures.

Next Meeting:

- Scheduled for December 12, 2024.

Adjournment:

Motion to adjourn was made and seconded and approved unanimously. The meeting concluded at 7:52 PM.

Respectfully
Submitted,

Jason Test
Zoning Officer



Hellam Township Planning Commission Variance Application Briefing

3A

Application Number:	Z-2024-05	PC Meeting Date:	December 12, 2024
Applicant(s):	JJ's Custom Builders LLC	Tax Map Parcel:	KL-64-M0
Property Owner(s):	Jennifer & Brandon Stanchock	Lot Size:	6.3 Acres
Property Location:	100 Shannon Lane	Zoning:	Rural Agricultural

Project Narrative:

The applicant is requesting a variance from the following:

§490-12 G.2 Rural Agricultural Zone Maximum Permitted Heights Accessory Buildings and Structures

Applicant wants to construct an accessory structure, garage, that will have an average height of no more than twenty-eight (28) feet. The variance is being sought due to the slope of the parcel

Attached Exhibits:

- A. Zoning Hearing Application received October 3, 2024
-

Property Characteristics:

1. The subject property contains about 6.3 acres located in the Rural Agricultural Zone.
2. The parcel is improved with a residence
3. Adjacent properties:

	Use	Zoning
North	Residential	RA
South	Residential	RA
West	Agriculture	RA
East	Residential	RA

Variance Provisions

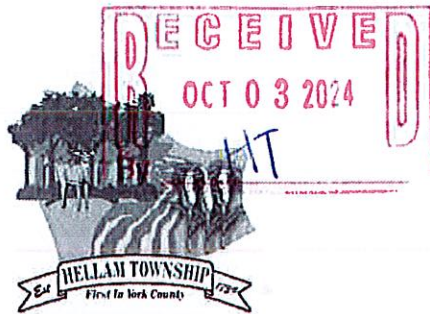
According to the variance application submitted, the applicant reports the following:

1. **The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity.** The parcel slopes from front to rear. The total elevation difference from front to rear of the proposed structure is seven (7) feet. A portion of the parcel is in a floodplain. The proposed construction area is not.
2. **Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance.** The slope would reduce the twenty (20) foot maximum height by 3'5". The structure is designed with an attic averaging the slope increases the height on average to 27'5" to 28'
3. **Why the unnecessary hardship has not been created by the applicant.** The existing grade and lot topography cause the loss of height distance
4. **Why the variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the**

appropriate use or development of the adjacent property, nor be detrimental to the public welfare. The proposed structure's design, construction material, and color have been chosen to harmonize with existing residential dwelling and surrounding natural settings of the neighborhood. The applicant feels that the proposed height increase will not adversely affect the character of the neighborhood and the design will be sensitive to the existing surroundings.

5. **Why the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.** Adjustment in the design, such as modifying the roof slope or removing floor trusses, to alter or lessen the building height were explored and found to be impractical.
6. **How the variance, if within the Floodplain Overlay Zone, will comply with §490-19 of the Zoning Ordinance.** A portion of the parcel is located in the floodplain, but the construction is not occurring in the floodplain.

This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Zoning Hearing Board Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Zoning Hearing Board Members.



APPLICATION FOR HEARING

FOR TOWNSHIP USE ONLY		
ZONING CASE # <u>2024-Z-2024-05</u>		
Application Filed	<u>Oct 24</u>	Planning Commission <u>14 Nov 24</u>
Hearing Advertised		<u>24 Dec 24</u>
Notices Mailed		Decision Rendered
Site Posted		Notification Sent

A. APPLICANT'S NAME: JJ's Custom Builders LLC.
ADDRESS: 13 Martic Heights Drive, Holtwood PA 17532
PHONE NUMBER: 717-740-9570 EMAIL ADDRESS: info@teamjjs.com

B. PROPERTY OWNER'S NAME
(If different than applicant): Jennifer & Brandon M Stanchock
ADDRESS: 100 Shannon Lane, York PA 17406
PHONE NUMBER: 570-594-4530

C. CONSULTANT'S NAME
(If different than applicant): Robert Porterfield, JJ's Custom Builder's Project Manager
ADDRESS: 13 Martic Heights Drive
PHONE NUMBER: 717-666-4315 EMAIL ADDRESS: bob@teamjjs.com

31-000-KL-0064.M0-00000
D. Tax Map: KL Parcel: 0064.M0 Zoning District: RA
Property Address: 100 Shannon Lane, York 17406
Date purchased: 10-31-2018
Lot size: acreage 6.39 - or - sq. ft.
Present use: Residential
Proposed use: Residential
Date of previous application (if any):

E. Please choose the following:

<input type="radio"/> APPEAL (Refer to Section 1)	<input type="radio"/> CONDITIONAL USE (Refer to Section 2)	<input checked="" type="radio"/> VARIANCE (Refer to Section 3)
	<input type="radio"/> SPECIAL EXCEPTION (Refer to Section 2)	<input type="radio"/> OTHER - Curative or Zoning Amendment (Refer to Section 4)

**SECTION 3
REQUEST FOR VARIANCE
(REFER TO ZONING ORDINANCE SECTION 490-143.C)**

Applicant must provide the following information:

- Name of specific sections in Zoning Ordinance for which Variance is requested:

§ 490-12 Rural Agricultural Zone (RA),

G. Maximum permitted height,

(2) Accessory buildings and structures: 20 feet.

- Brief description of nature of Variance requested:

Applicant is requesting relief from the maximum height of the ordinance, to construct an accessory building having an average height of no more than 28'.

- A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this Ordinance.
- Ground floor elevations of existing and/or proposed structures (excluding residential structures).
- Names and addresses of adjoining property owners, including property owners directly across a public right-of-way.
- If it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant due to unique physical circumstances or conditions peculiar to the property, then briefly explain or describe:
 - A. The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity:

The parcel slopes from front to rear, the total elevation difference from front to rear of the proposed building is 7'.

- B. Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance:

The slope would reduce the 20' maximum height by 3.5' when averaging front and rear height measurements allowing only 16.5" maximum. The applicant wishes to construct a garage with attic an storage area. The structure's design requires 24' above grade, averaging the slope would increase the build's height as measured on average to a height of approximately 27.5'-28'.

C. Why the unnecessary hardship has not been created by the applicant:

The existing grade and lot topography causes the loss of height distance.

D. Why the Variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare:

The proposed structure's design, construction materials and colors have been chosen to harmonize with the existing residential dwelling and surrounding natural settings of the neighborhood. The applicant feels that the proposed height increase will not adversely affect the character of the neighborhood and the design will be sensitive to the existing surroundings.

E. Why the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue:

Adjustments in the design (such as modifying the roof slope or removing floor trusses) to alter or lessen the building height were explored and found to be impractical.

F. How the Variance, if within the Floodplain Overlay Zone, will comply with the Section 490-19 of the Zoning Ordinance:

N/A

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Robert Porterfield

* Signature

09/30/2024

Date

* If other than property owner, authorization from owner to sign must be attached.



OWNER: JENNIFER & BRANDON M STANCHOCK
PARCEL ID: 31-000-KL-0064.M0-00000
CLASS: Residential

PROPERTY ADDRESS: 100 SHANNON LANE, YORK PA 17406
ACRES: 6.39 **LAND USE:** R - Split-level House
ZONING: RA- Rural Agriculture

JJ's Custom Builders
13 A Martic Heights Drive
Holtwood PA 17532
717-740-9570



ADJOINING PROPERTY OWNERS for Brandon & Jennifer Stanchock:

Michael S & Cheryl A McGuckin
145 Shannon Dr, York PA 17406

Archie E Jr & Barbara L Seats
115 Shannon Ln, York PA 17406

Eid Talaat & Ferial
301 Ducktown Rd, York PA 17406

Craig G & Brenda S Stone
5840 Pheasant Run Rd, York PA 17406

James R & Nada R Seidon Fowler
180 Shannon Ln, York PA 17406

JJ's Custom Builders
13 A Martic Heights Drive
Holtwood PA 17532
717-740-9570



Authorization to make application on behalf of Landowner

NOTICE: PA CRIMES CODE (18 Pa.C.S. § 4904) PROVIDES CRIMINAL PENALTIES FOR MAKING A FALSE STATEMENT

TO PUBLIC OFFICIALS.

I/We, the undersigned Property Owner(s) or agent thereof, do hereby affirm as follows:

1. I am (we are) the lawful owner(s), or its agent, of the property located at the following address (Subject Property):

Address of Subject Property: 100 Shannon Ln

York PA 17406

2. The individual named below (Applicant) has my/our permission to apply for an application for the purpose described below at the Subject Property:

Name of Applicant: Robert Porterfield, JJ's Custom Builders, LLC

Title: Project Manager

Phone Number: (717) 666-4315

Application purpose:

Variance hearing for § 490-12, G. Maximum permitted height .

Ownership type (check one box and complete applicable section only):

Brandon Stanchock

Owner name (Print)

Brandon Stanchock

Signature

09/18/24

Date

Jennifer Stanchock

Owner name (Print)

Jennifer Stanchock

Signature

09/18/24

Date