



Hellam Township Planning Commission
March 28, 2024
6:00 P.M.

1. Opening Agenda

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

2. Minutes Approval

- A. March 14, 2024 draft meeting minutes

3. New Business

None

4. Ongoing Business

- A. Shooting Range Ordinances
- B. Solar Ordinance Amendment
- C. Understanding the Township (review of prior research and tasks to continue and validate research)

5. Correspondence/Reports

- A. February 2024 Monthly Zoning Report

6. Upcoming Meetings

Next Planning Commission Meeting – April 11, 2024

7. Adjournment

Zoom Log In

Meeting ID: 634 220 1697

Password: Hellam44

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of March 14, 2024**

The meeting was called to order at 6:00 PM by Jay Kokiko. The meeting was held at the Hellam Township Municipal Building. Devin Winand led the Pledge of Allegiance. Other members present were Michael Shillott, Steve Fetrow, John Eifert, Rick Cooper, Bob Searer and Chris Altland. Other attendees included Corina Mann, Township Manager, Jason Test, Zoning Officer, and Chad Peters, CS Davidson.

Minutes Approval:

Upon a motion by Mr. Shillott and seconded by Mr. Cooper, the minutes from the February 22, 2024 meeting were approved. Motion carried 7-0.

New Business

SL-24-01 7152 Roundtop Ln Subdivision

Todd Smeigh, DC Gohn, was the presenter for Robert and Renee Evans. Mr. Smeigh explained that 11 acres would be subdivided from 7160 Roundtop Ln and that 11 acres would be added to the parcel at 7152 Roundtop Ln. The 49 acres that comprise 7160 Roundtop Ln would be sold to the Lancaster Conservancy, there is a conservation easement on the 49 acres. There would be no building or earth disturbance to the parcel that contains 7160 Roundtop Ln.

A question was raised about access to 7160 Roundtop Ln and it was explained that there is an easement in place for access.

Mr. Shillott asked about the wetlands letter and Mr. Peters explained that there is no surveyed wetlands or riparian buffer and that it is believed there is no wetland or riparian buffer in the area. The waiver is being requested so no survey would need to be completed.

Mr. Test advised that Sean Kenny from Farm and Natural Lands Trust has reviewed the plans and has no concerns.

An additional question was raised concerning the residence located on 7160 Roundtop Ln. Mr. Evans said that he is doing a life lease with the Lancaster Conservancy and that the residence will be used as a guest or artist house.

It was determined that the waivers for the riparian buffers and street trees was not needed. Mr. Cooper made a motion to approve the remaining waivers. Mr. Cooper seconded the motion which passed unanimously.

Mr. Eifert made a motion to approve the Land Development Plan based on Mr. Peters letter dated February 19, 2024 which was seconded by Mr. Shillott. Motion passed unanimously.

Z-2024-02 351 Cool Springs Rd Variance and Conditional Use

Reilly Noetzel, Esquire, was present as counsel for the applicant, GN Realty Wrightsville LLC. The presenter described the project which would be a Dunkin' Doughnuts. The queuing process was explained and that the belief that the stacking for the drive through would not cause any traffic issues and that the minimum of 200 feet could be met. It was explained that the stacking wait for similar facilities is one- and one-half minutes from ordering to exiting the drive through.

The concern was raised concerning the amount of traffic that would be exiting the share entrance, Dollar General, onto Cool Springs Rd. The presenter stated that they do not believe this will be an issue. This will also be addressed with Penn-DOT if/when a highway occupancy permit is sought.

Bob Hale, 737 Sunset Rd Wrightsville, Pa 17368. Mr. Hale stated that traffic could be a concern at the Susquehanna Heritage Center progress. He said that the traffic flow will most likely increase on Cool Springs Rd and that there could be issues with vehicle leaving the Dollar General and the Dunkin' Doughnut and turning left (west) onto Cool Springs Rd.

Renee Evans, 7152 Roundtop Ln York, Pa 17406 asked about the ability for full size delivery trucks to enter and exit the facilities parking lot and tractor trailers using the drive-through it was stated that will not be an issue.

Concerns were raised about the location of the building and the desire to subdivide this parcel and place an additional facility thus increasing the traffic. It was discussed moving the building so no variance would be needed to decrease the minimum 200 feet for a drive through from the residential or rural agricultural zone. Through this discussion it was determined that Hellam Township's definitions list the property as the use not the building. So that no matter where the facility would be placed the variance would still be needed because of the wording in the definition.

Stormwater was discussed and that the portrayed stormwater basin did not seem large enough. The presenter stated that the stormwater basin could and would be adjusted as necessary.

A motion was made by Mr. Shillott and seconded by Mr. Cooper to approve the variance for §490-109D Restaurants, drive-through to allow part of the subject property to be located within 200 feet of any R or RA Zone. Motion passed 4-3 with Mr. Kokiko, Mr. Fetrow, and Mr. Eifert dissenting.

A motion was made by Mr. Shillott and seconded by Mr. Cooper to approve the Conditional Use for §490-16-C31 Drive-Through Restaurants. Motion passed 4-3 with Mr. Kokiko, Mr. Fetrow, and Mr. Eifert dissenting.

On-going Business:

All on-going business was tabled.

Correspondence/Reports

Mr. Test provided a copy of the activities report for 2023 which the Planning Commission reviewed.

The next Planning Commission meeting is scheduled for March 28, 2024.

Meeting adjourned at 8:23 PM.

Respectfully submitted,

Jason Test, Zoning Officer

Feb-24

Address	Property Owner	Parcel ID	Date	Permit #	Improvement	Cost
4850 Plantation Ln	Vance McConkey III	31000JK0081A0	2/7/24	2024-004	Well (Geothermal)	
5628 Rambling Ln	Joe Ochesky	31000LK008100	2/6/24	2024-005	Shed demolition	
6171 Vista Lane	John Leiphart	31000KL0047A0	2/16/24	n/a	Electrical upgrade	\$5,500.00
4745 Fox Ln	Mitchell Queitzsch	31000JK011600	2/20/24	2024-006	Garage	\$87,000.00
5215 Snyder Ln	Ron Prettyman	31000LK0025A0	2/26/24	2024-007	Pole Building	\$54,900.00
4856 Carlisle Pike	Dillon Grubb	N/A	2/28/24	2024-008	Solicitation	n/a
174 Eagle Dr	Max Eissele	N/A	2/28/24	2024-009	Solicitation	n/a
601 Willow St	Kian Jacob	N/A	2/28/24	2024-010	Solicitation	n/a
4435 Old Fairburn Rd	Robert Volk	N/A	2/28/24	2024-011	Solicitation	n/a
515 Clayton Ave	Aidan Kober	N/A	2/28/24	2024-012	Solicitation	n/a
543 Dillenger Rd	Michael Diffenderfferer	N/A	2/28/24	2024-013	Solicitation	n/a
23 Wild Rose Ln	Antonio Rodriguez	N/A	2/28/24	2024-014	Solicitation	n/a
59 Harverst Mill Ln	Anthony Hewitt	N/A	2/28/24	2024-015	Solicitation	n/a
2245 Slater Hill Ln W	Connor Smith	N/A	2/28/24	2024-016	Solicitation	n/a
5842 Lincoln Highway	Carl Zink Jr	31000LL003300	2/28/24	2024-018	Demolition	\$50.00
1282 Tower Road	Crystal Nizza	31000LK00280	2/29/24	2024-019	Well	
4732 Libhart Mill Rd	Brenden Colla	31000JK007900	2/27/24	2024-020	2nd story additionx2 & porch	\$547,000.00