



Hellam Township Planning Commission
June 27, 2024
6:00 P.M.

1. Opening Agenda

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

2. Minutes Approval

- A. June 13, 2024 draft meeting minutes

3. New Business

- A. Ordinance review Restaurant, Drive-through §490-109 & Restaurant, Fast-Food §490-110

4. Old Business

5. Ongoing Business

- A. Solar Ordinance Amendment
- B. Target Practice Area Ordinance
- C. EAC Checklist
- 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. Correspondence/Reports

- A. Zoning Monthly report May 2023
- B. Update on multi-municipal comp plan

7. Upcoming Meetings

Next Planning Commission Meeting – July 11, 2024

8. Adjournment

Zoom Log In

Meeting ID: 634 220 1697

Password: Hellam44

Township of Hellam, PA
Wednesday, June 19, 2024

Chapter 490. Zoning

Article IV. Specific Criteria

§ 490-109. Restaurants, drive-through.

Drive-through restaurants are permitted as provided in Article II herein and subject to the following criteria:

- A. Exterior trash receptacles shall be provided and routinely emptied so as to prevent the scattering of litter. All applications shall include a description of a working plan for the cleanup of litter;
- B. Any exterior speaker/microphone system shall be arranged and/or screened to prevent objectionable noise impact on adjoining properties;
- C. All exterior seating/play areas shall be completely enclosed by a minimum three-foot high fence;
- D. No part of the subject property shall be located within 200 feet of any R or R-A Zone;
- E. A twenty-foot-wide landscape buffer planting strip D shall be provided between this use and any abutting residential use in accordance with the requirements of Ch. **280**, Landscaping; and [Amended 10-17-2019 by Ord. No. 2019-07]
- F. Each drive-through lane shall have a minimum of 200 feet of on-site stacking preceding the order location.

6A

Name	Address	UPI	Status	Date Submitted	Date Approved	Permit Number	Improvement
Elie Zangari	870 N Front St Ext	3100008003800	Approved	5/7/24	5/10/24	2024-042	Accessory Structure (Deck)
Gladys Long	119 Fishermans Ln	3100002000400	Approved	5/7/24	5/14/24	2024-043	Roof-Mounted Solar
Melissa Hilderbrandt	410 Ginger Cir	31000KJ010680	Approved	5/2/24	5/14/24		Electrical (Inspection)
Michael Dixon	110 Chelsea Way	31000K00068K0	Approved	5/2/24	5/14/24		Electrical (Inspection)
ABC Home Sales	462 Clover Dr	31000LJ0007A0	Approved	5/6/24	5/14/24	2024-044	Residential (New)
ABC Home Sales	203 Brooklyn Drive	31000LJ0007A0	Approved	5/6/24	5/14/24	2024-045	Residential (New)
Joshua Weaver	6101 Hauser School Road	31000LK015500	Pending	5/6/24	5/14/24		Electrical (generator)
Brenda Billet	700 Chimney Rock Rd	31000LK018500	Approved	5/6/24	5/14/24		Electrical (generator)
Advanced Fluids	245 Campbell Rd	31000KJ0107A0	Approved	5/1/24	5/7/24	2024-050	Commercial (Addition)
Christopher Casese	816 Grand Manor Dr	3100003010580	Approved	5/13/24	5/15/24	2024-046	Electrical (generator)
John Bixler	476 Kreutz Creek Ave	3100006004600	Approved	5/13/24	5/15/24	2024-047	Roof-Mounted Solar
Flinchbaugh's Orchard & Farm	110 Ducktown Rd	31000K0007500	Approved	5/13/24	5/15/24	2024-048	Special Event
Flinchbaugh's Orchard & Farm	110 Ducktown Rd	31000K0007500	Approved	5/13/24	5/15/24	2024-049	Special Event
Jodi Brandt	6330 River Dr	31000ML001500	Approved	5/15/24	5/23/24		Interior (remodeling)
Edwin Shupp	4245 Ore Bank Rd	31000KJ013200	Approved	5/20/24	5/28/24		Electrical (upgrade)
Jeffrey Grove	575 Laurel Ter	3100004002600	Approved	5/15/24	5/28/24	2024-051	Roof-Mounted Solar
Ryan Higgins	947 Valley View Rd	31000KJ0121E0	Pending	5/17/24	6/3/24	2024-052	Accessory Structure (Garage)
Blair Lehman	4180 Lincoln Highway	31000KJ0102D0	Pending	5/20/24	5/30/24	2024-053	Commercial (New)
Michael Mundis	5830 Furnace Rd	31000LK0107D0	Approved	5/20/24	5/30/24	2024-054	Accessory Structure (Shed)
Paul Will	5958 Lincoln Highway	31000L0002900	Approved	5/28/24	5/30/24	2024-055	Accessory Structure (Patio)
Adam Hess	6680 Sunrise Ave	31000K00035F0	Approved	5/22/24	5/30/24	2024-057	Accessory Structure (Shed), Fence
Brittany & Nick Delligatti	523 Ridgeway Drive	3100002025500	Approved	5/23/24	5/31/24	2024-056	Fence
Nathan Kauffman	655 Hillview Road	31000K0006900	Approved	5/30/24	5/31/24	2024-058	Accessory Structure (Pole Barn)
Shawn Neely	4675 Horn Rd	31000LK0015A0	Approved	5/31/24	6/3/24	2024-059	Accessory Structure (Shed)
Ignazio Argento	4464 Lincoln Highway	31000K0000800	Approved	5/31/24	6/3/24		Electrical (upgrade)

Corina Mann

From: Stevens, Porter <Porter.Stevens@mbakerintl.com>
Sent: Wednesday, June 19, 2024 1:13 PM
To: Corina Mann; Eric White; secretary@hallamborough.com
Cc: Wyrosdick, Katherine; Pritchett, Sarah
Subject: HHW 6/19 PMT Follow-Up

Good Afternoon,

Thank you everyone for a great conversation this morning! We look forward to engaging with folks in the region through the public survey and focus groups. Here are a few notes I took from our discussion:

- Survey Website Hosting, Promotional Materials
 - We were originally thinking about using the Engage platform, but after discussing it we feel there are too many issues (people have to sign up to use it, so it is not a good fit for borough residents, also is Hellam Township branded)
 - Will host the survey landing page on each municipal website. Will work to mask the link to not have SurveyMonkey/survey name in it, to avoid any confusion.
 - Nedette Otterbein can get together with municipalities to record videos promoting the survey. Hellam Township has a YouTube channel, videos get lots of views.
 - MBI will write a script that managers can chose to use.
 - Merchandiser would like to publish a story on the plan, and interview the PMT members.
 - Facebook promotional opportunities
 - Hallam Borough Facebook page
 - Wrightsville PA are Rants and Raves Facebook page
 - Regional Police Facebook page, pretty much anything Hellam Township shares gets cross-posted on their page.
- August 6th National Night Out, want to set a table up to promote survey materials, project.
- Promotional material needs for survey
 - 11 x 17 posters, can be sent to Hellam Township to print/laminate.
 - Should take the survey end date off posters/yard signs, so they can still be used if survey run is extended.
 - Send poster/yard sign files to municipalities so they can print additional copies if needed.
 - Send paper survey to municipalities in PDF, so that they can print them.
 - Edit gender question in survey to not have open ended response.
 - Total print needs (all three municipalities combined)
 - 21 yard signs
 - 30 posters
 - Hellam Township also has a digital sign, can also reach out to Dodge Dealership near Wrightsville to post information on their sign.
- Keri can set up link on SurveyMonkey for anyone to access and view status of the survey, number of responses.

Additionally, completely forgot to mention that part of the reason we are bringing Sarah onto this project is that my wife and I are expecting our second child, with a due date on July 18th. So, I will most likely be out on paternity leave by the time our next PMT meeting takes place.

You should be receiving several follow up messages over the next few days containing the information we discussed.