



# Hellam Township Planning Commission Subdivision Plan Briefing

3A

---

<b>Application Number:</b>	SL-2024-03	<b>PC Meeting:</b>	September 26, 2024
<b>Applicant(s):</b>	Rexroth Limited Partnership	<b>Tax Map Parcel:</b>	LL-47
<b>Property Owner(s):</b>	Rexroth Limited Partnership	<b>Lot Size:</b>	50.6 Acres
<b>Property Location:</b>	Lincoln Hwy & Schimmell Ln	<b>Zoning:</b>	RA

---

## **Project Narrative:**

1. The applicant is requesting approval of a subdivision plan, attached hereto as **Exhibit A**.
2. In addition, waivers are being requested from the following sections:
  - § 430 - 17.A.3 – Plan Sheet Size
  - § 430 - 33.C.(1) – 25-foot-wide right-of-way from center line of Schimmel Lane
  - § 430 - 33.C.(3).(a).(3) – Road Improvements to adjacent streets
  - § 430 - 38.B - Street Trees

## Attached Exhibits:

- A. Land Development Application, SL-2024-03.
- B. Waiver Requests.
- C. Engineer's review letter from Chad Peters at CS Davidson dated September 23, 2024.
- D. York County Planning Commission's review letter dated August 22, 2024.

---

---

## **Property Characteristics:**

1. The subject property is in the Rural Agricultural Zone
2. This property is not improved.
3. No development is proposed with this plan.
4. Adjacent properties:

	<b>Use</b>	<b>Zoning</b>
<b>North</b>	Rural Ag	RA
<b>South</b>	Rural Ag	RA
<b>West</b>	Rural Ag	RA
<b>East</b>	Commercial/Industrial	C/I

### **Project Background:**

1. The purpose of this subdivision is to create two separate lots. One lot is along Schimmell Lane and is approximately one (1) acre in size. A variance was obtained for this parcel due to lot size. The second parcel located along Lincoln Highway will be the remaining acreage. This parcel was bisected by the construction of U.S. Route 30.
2. The subdivision plan was reviewed by Hellam Township Staff and York County Planning Commission. The Engineer's review letter is attached hereto as **Exhibit B**. York County Planning Commission's review letter is attached hereto as **Exhibit C**.

---

***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 Planning Commission 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 Planning Commission Members.***

**HELLAM TOWNSHIP**  
**APPLICATION FOR CONSIDERATION OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN**

**(For Township Use Only)**

Township File No: \_\_\_\_\_ Date of Filing: \_\_\_\_\_ Deadline for Action: \_\_\_\_\_

Date of Revisions: \_\_\_\_\_ Date of Revisions: \_\_\_\_\_

Date of Revisions: \_\_\_\_\_ Date of Revisions: \_\_\_\_\_

The undersigned hereby applies for approval under the Hellam Township Subdivision and Land Development Ordinances for the Plan, submitted herewith and described below:

1. Proposed plan name: Rexroth Farms Subdivision

Tax map #: LL Tax parcel #: 47 Plan #: 1210.2-FSD-1 Plan date: 08.05.2024

2. Project location: Schimmel Lane

3. Name of property owner(s): Rexroth Limited Partnership C/O James Rexroth

Address: 1742 Winters Rd Phone #: 717-817-1610

Email: jim@rexrothfarms.com

4. Name of applicant (if other than owner): \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

5. Firm which prepared plan: Site Design Concepts, Inc.

Address: 127 W Market St. Suite 200 Phone #: 717-757-9414

Person responsible for plan: Grant A. Anderson, PE, PLS

Email: gaanderson@sitedc.com

6. Application classification:

☐ Pre-application (Section 430-11)

☐ Revised preliminary plan (Section 430-12.G)

☐ Preliminary plan (Section 430-12)

☐ Revised final plan (Section 430-13.H.1)

☒ Final plan (Section 430-13)

7. Is a variance, special exception, conditional use or waiver approval necessary or has one been acquired for this property? YES

A Variance from the Minimum Lot Site was granted on July 23, 2024

8. Land use and number of lots and/or units (indicate answer by numbers of lots or units:)

Residential:

☒ Single Family (1 Lot)

☐ Mixed Use 1

☐ Multi Family

☐ Mixed Use 2

☐ Commercial/Industrial

☐ Mobile Home Park

☐ Interchange

☐ Other (Please specify below)

1 Agricultural Lot

9. Total acreage: \_\_\_\_\_

10. Lineal feet of new street proposed 0

11. Type of water proposed:

☒ Individual

☐ Public

☐ Semi public

☐ Capped

12. Type of sanitary sewage disposal proposed:

☒ Individual

☐ Public

☐ Semi public

☐ Capped

13. Sewer facilities plan revision or supplement number \_\_\_\_\_  
and date submitted \_\_\_\_\_

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct, and complete.

Date: 8/3/2024

  
\_\_\_\_\_  
Signature of Landowner/Applicant/Agent \*

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

Revision

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant



# **MAN-MADE FEATURES IMPACT ASSESSMENT**

FOR

## **FINAL SUBDIVISION PLAN**

FOR

## **REXROTH LIMITED PARTNERSHIP**

Lincoln Highway

HELLAM TOWNSHIP, YORK COUNTY, PA

PREPARED BY:



**site design concepts**  
LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401  
t: 717.757.9414 • f: 717.840.8205 • WWW.SITEDC.COM

Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

SDC Project #1210.2  
August 5, 2024

## **MAN-MADE FEATURES IMPACT ASSESSMENT**

(Per Section 430.17.E.2– Hellam Township Subdivision and Land Development Ordinance)

- A. Anticipated Future Development Plan:** There is no anticipated development for Tract 1. The future development of Tract 2 is currently unknown, however a detached single family dwelling is shown (for conceptual purposes only).
- B. Sanitary Sewer:** There is no anticipated sewer for Tract 1. Soil testing has been completed for Tract 2 for the purposes of any potential future development, a Component 4B packet will be submitted to the township for review.
- C. Water Supply:** Neither tract is currently served by any water supply (on-lot or public). Any potential water supply that is needed for the future development for Tract 2 will be addressed during the future lot development plans/process.
- D. Stormwater Management:** Any potential stormwater management will be addressed during future lot development planning; therefore, no reports relating to stormwater management have been included.
- E. Sludge Application Site:** N/A
- F. Storage and/or Disposal of Hazardous Substance:** N/A
- G. Traffic Impact:** Any traffic impact will be addressed during future lot development planning; therefore, no reports relating to traffic impact have been included.
- H. Public Facilities and Services:** Any reports describing the public facilities and services will be addressed during any future lot development planning; therefore, no reports relating to public facilities and services have been included.
- I. Parks and Recreation:** There is no construction proposed as part of this subdivision plan. Any reports describing parks and recreation will be addressed during any future lot development planning; therefore, a report relating to Parks and Recreation is not required and has not been included.

# **NATURAL AND CULTURAL FEATURES IMPACT ASSESSMENT**

FOR

## **FINAL SUBDIVISION PLAN**

FOR

## **REXROTH LIMITED PARTNERSHIP**

Lincoln Highway

HELLAM TOWNSHIP, YORK COUNTY, PA

PREPARED BY:



**site design concepts**  
LAND DEVELOPMENT CONSULTANTS

127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401  
t: 717.757.9414 • f: 717.840.8205 • [WWW.SITEDC.COM](http://WWW.SITEDC.COM)

Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

SDC Project #1210.2  
August 5, 2024

## **NATURAL AND CULTURAL FEATURES IMPACT ASSESSMENT**

(Per Section 430.17.E.1 – Hellam Township Subdivision and Land Development Ordinance)

- A. Steep Slopes:** The Project Site contains a few small areas with slopes greater than 15% and have been shown on the Existing Site Conditions Plan. The steep slopes across the Site are minimal and will not impact the project in any way.
- B. Wetlands:** During a review of the National Wetlands Inventory (NWI) Map and a site investigation by Site Design Concepts, Inc. in July of 2024, it was determined that no wetlands exist on site.
- C. Groundwater Supply:** No construction is proposed by this subdivision plan. Therefore, negative impacts to the local groundwater supply are not anticipated.
- D. Geological Features:** To the best of our knowledge, there are no Unique Geological Features located on or within 500 ft. of this Project Site.
- E. Woodlands:** There are no significant woodland areas (masses with a caliber of six inches or more at a height of four and one half feet) on the site. The Project Site contains a few sections of trees along the property lines and in the middle of the existing field (none of which will be affected by this subdivision plan).





**site design concepts**  
LAND DEVELOPMENT CONSULTANTS

September 10, 2019

Hellam Township  
35 Walnut Springs Road  
York, PA 17406

Re: Wetlands and Surface Waters Determination Summary  
Lands of Rexroth Limited Partnership along Lincoln Highway (S.R. 0462)  
Hellam Township, York County, PA  
SDC Job #: 1210.2

Site Design Concepts, Inc. (SDC) conducted a Project Site visit on September 13, 2024. This letter will serve to document the findings of the wetlands and/or surface waters determination at the above-referenced Project Site.

A representative of SDC performed an onsite reconnaissance to determine if wetlands were present around the existing surface water that traverses the center of the residual property.

SDC investigated the approximate limits of the above mentioned watercourse and potential wetland area. The location of the identified wetland areas and surface water are depicted on the attached subdivision plan (FSD-2). Through the investigation and the attached photographs, it was determined that any/all wetlands associated with the existing watercourse are located within the banks of the watercourse itself. The watercourse banks vary from 2-6 ft. deep and include grasses, dense vegetation and evidence of large trees. Agricultural activities were seen to within 1 ft. of the top of bank with crops flourishing (not growing in saturated soil or standing water).

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

**SITE DESIGN CONCEPTS, INC.**

A handwritten signature in black ink that reads "Grant A. Anderson".

Grant A. Anderson, P.E., P.L.S., Chief of Surveys

Encl.





# site design concepts

LAND DEVELOPMENT CONSULTANTS

Project: Proposed Subdivision

SDC Project #: 1210.2

Completed By: RMH

Date: 09.16.24

## WETLAND INVESTIGATION PHOTOGRAPHS



Photo - 1: Shows the existing cultivated field along with the heavily vegetation watercourse and wetland area.



Photo - 2: Shows the existing cultivated field along with the heavily vegetation watercourse and wetland area.





# site design concepts

LAND DEVELOPMENT CONSULTANTS  
WETLAND INVESTIGATION PHOTOGRAPHS

---



Photo - 3: Shows the existing heavily vegetated banks of the existing watercourse



Photo - 4: Shows the existing heavily vegetated banks of the existing watercourse





# site design concepts

LAND DEVELOPMENT CONSULTANTS  
WETLAND INVESTIGATION PHOTOGRAPHS

---



Photo - 5: Shows the existing watercourse banks and vegetation.



Photo - 6: Shows dense vegetation and evidence of large trees within and along the watercourse banks.



**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)

Plan No. \_\_\_\_\_

Date of Receipt/Filing: \_\_\_\_\_

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of project: Final Subdivision Plan for Lands of Rexroth Limited Partnership

2. Tax Map: LL Parcel No. 47 Location: Schimmel Lane

3. Name of property owner(s): Rexroth Limited Partnership

Address: 1742 Winters Road Phone Number: (717) 501-4627

Email: jim@rexrothfarms.com

4. Consulting engineering firm: Site Design Concepts, Inc.

Name of project manager: Grant A. Anderson, PE, PLS

Address: 127 W. Market St, York, PA 17401 Phone Number: (717) 757-9414

Email: ganderson@sitedc.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

430 - 17.A.3 which requires plans to be draw on a drawing sheet size of 24" x 36"

6. The proposed alternative to the requirement:

The plans are drawn on another industry standard sheet size of 30" x 42"

7. Justification for the Waiver:

Due to the size of the property and the requirement to show the residual tract legibly at a scale no larger than 1" = 100', the subdivision was drawn on a sheet size of 30"x42".

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery. There is no handwriting or other markings on the page.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Final Subdivision Plan for Lands of Rexroth Limited Partnership, Schimmel Lane

---

---

---

---

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: Graw A. Anderson

Date: August 5, 2024

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

**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)

Plan No. \_\_\_\_\_

Date of Receipt/Filing: \_\_\_\_\_

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of project: Final Subdivision Plan for Lands of Rexroth Limited Partnership

2. Tax Map: LL Parcel No. 47 Location: Schimmel Lane

3. Name of property owner(s): Rexroth Limited Partnership

Address: 1742 Winters Road Phone Number: (717) 501-4627

Email: jim@rexrothfarms.com

4. Consulting engineering firm: Site Design Concepts, Inc.

Name of project manager: Grant A. Anderson, PE, PLS

Address: 127 W. Market St, York, PA 17401 Phone Number: (717) 757-9414

Email: ganderson@sitedc.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

430 - 33.C(1): Requires local road right-of-ways to be 50 feet wide.

6. The proposed alternative to the requirement:

Maintain the existing 33 ft. wide road right-of-way.

7. Justification for the Waiver:

Due to the relatively simply nature of the subdivision concept, formally separating an already separated tract of land, road widening and improvments are not warranted.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Final Subdivision Plan for Lands of Rexroth Limited Partnership

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: Gray A. Anderson

Date: September 16, 2024

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



**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)

Plan No. \_\_\_\_\_

Date of Receipt/Filing: \_\_\_\_\_

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of project: Final Subdivision Plan for Lands of Rexroth Limited Partnership

2. Tax Map: LL Parcel No. 47 Location: Schimmel Lane

3. Name of property owner(s): Rexroth Limited Partnership

Address: 1742 Winters Road Phone Number: (717) 501-4627

Email: jim@rexrothfarms.com

4. Consulting engineering firm: Site Design Concepts, Inc.

Name of project manager: Grant A. Anderson, PE, PLS

Address: 127 W. Market St, York, PA 17401 Phone Number: (717) 757-9414

Email: ganderson@sitedc.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

430 - 33.C.3.a.3 which requires improvements to adjacent roadways. Specifically, Local Roads to be improved to have 12 ft. wide travel lanes and 6 ft. wide paved shoulders.

6. The proposed alternative to the requirement:

To avoid impacting the character of the existing community, the plan proposes to not modify Schimmel Lane.

7. Justification for the Waiver:

Due to the simple nature of the plan, to memorialize the previous separation of an orphan tract along Schimmel Lane, no modifications are proposed to avoid impacting the community.

---

---

---

---

---

---

---

---

---

---

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Final Subdivision Plan for Lands of Rexroth Limited Partnership, Schimmel Lane

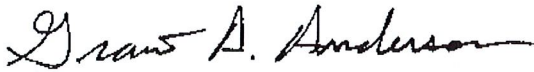
---

---

---

---

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: 

Date: August 5, 2024

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

**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)

Plan No. \_\_\_\_\_

Date of Receipt/Filing: \_\_\_\_\_

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of project: Final Subdivision Plan for Lands of Rexroth Limited Partnership

2. Tax Map: LL Parcel No. 47 Location: Schimmel Lane

3. Name of property owner(s): Rexroth Limited Partnership

Address: 1742 Winters Road Phone Number: (717) 501-4627

Email: jim@rexrothfarms.com

4. Consulting engineering firm: Site Design Concepts, Inc.

Name of project manager: Grant A. Anderson, PE, PLS

Address: 127 W. Market St, York, PA 17401 Phone Number: (717) 757-9414

Email: ganderson@sitedc.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

430 - 48.B: Requires trees be planted along all frontages of the property.

6. The proposed alternative to the requirement:

The alternative is to not plant trees along the frontage of the property.

7. Justification for the Waiver:

Planting additional trees along the property frontage would interfere with the agricultural  
production of the property.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Final Subdivision Plan for Lands of Rexroth Limited Partnership

The undersigned hereby represents that, to the best of his/her knowledge and belief, all  
information listed above is true, correct, and complete.

\* Signature: Drew A. Anderson

Date: September 16, 2024

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



September 23, 2024

Jason Test, Township Zoning Officer  
44 Walnut Springs Road  
York, PA 17406

RE: Rexroth Limited Partnership  
**Final Subdivision Plan**  
Hellam Township, York County, PA  
Engineer's Project No. 1253.3.01.07

Dear Staff:

I have reviewed the above-referenced revised final subdivision plan and offer the following comments:

**Summary of information provided for review is as follows:**

- Rexroth Limited Partnership Final Subdivision plan, prepared by Site Design Concepts, dated August 2, 2024.
- Application for consideration of Subdivision, unsigned and not dated.
- Man-made Features Impact Assessment, prepared by Site Design Concepts, dated August 5, 2024.
- Natural and Cultural Features Assessment, prepared by Site Design Concepts, dated August 5, 2024.
- Application for Consideration of Waiver, Man-made Features Impact Assessment, prepared by Site Design Concepts, dated August 5, 2024.

**I. Zoning Ordinance Comments:**

1. **Section 490-12.F** –The minimum permitted lot size within the Rural Agriculture Zone is 2 Acres, the proposed Tract 2 does not meet this requirement. The Applicant was granted Zoning relief by the Zoning Hearing Board on **July 23, 2024**.
2. **Section 490-12.D.(1).[3].(c)** – The plan proposes the subdivision of a lot for a residential dwelling . The plan must also call out remaining rights of future subdivision based on the requirements of this section of the ordinance.

**II. Subdivision and Land Development Ordinance Comments:**

1. The applicant has requested waivers of the following sections of the Township's Subdivision and Land Development Ordinance:
  - a. **Section 430-17.A.(3)** – Plan Sheet Size.
  - b. **Section 430-33.C.(1)** – 25 ft wide right-of-way from center line on Schimmel Lane.
  - c. **Section 430-33.C.(3).(a).[3]** – Road Improvements to adjacent streets.
  - d. **Section 430-38.B** – Street Trees.
2. **Section 430-17.A.(3)** – The Plan sheet size exceeds maximum requirements of this section of the ordinance (24" x 36"). The Applicant has formally requested a **waiver** from this section of the ordinance.
3. **Section 430-17.B.(18)** – The number of rights of further subdivision must be stated on the plans.
4. **Section 430-17.C.(1)(a)[3]** – The plan is required to provide wetland information in accordance with this section of the ordinance. The hatching provided on sheet FSD-2 that is to indicate wetland areas must be added to the General Plan Legend.



5. **Section 430-18.F.(3)** – A notice from DEP that the sewer facilities plan revision, supplement or non-building waiver has been approved must be provided prior to the recording of the plan.
6. **Section 430-18.F.(4)** – The statements of ownership must be signed, dated, and notarized prior to plan recording.
7. **Section 430-18.F.(15)** – Since the plan proposes subdivision of a tract located within the Rural Agriculture Zone, it will be required by the Zoning Officer to determine the number of development rights attributable to the parent tract and the number of development rights which remain available for use.
8. **Section 430-33.C.(1)** – All street right-of-way must conform to the requirements of this section of the ordinance. Schimmel Lane (T-941) will be required to be provided with a 25 foot wide right of way, measured from centerline, 50 foot wide total. The Applicant has formally requested a waiver from this section of the ordinance.
9. **Section 430-33.(C).(3).(a).[1,2 & 3]** – Lincoln Highway (SR 462) is required to be widened along the project frontage to include a 10 paved shoulder along with curbing, Cool Springs Road (SR 1016) is required to be improved along the project frontage to a minimum of a 12 paved travel lane and 8 foot paved shoulder with curbing, and Schimmel Lane (T-941) is required to be improved along the project frontage to a minimum of a 12 paved travel lane and 6 foot paved shoulder with curbing. The Applicant has formally requested a waiver from this section of the ordinance.
10. **Section 430-48.B** – Street trees are required to be provided along the entire road frontage as outlined within this section of the ordinance. The Applicant has formally requested a waiver from this section of the ordinance.

**General Comments:**

1. We would request that after the recording of the approved record plans that the Applicant provides a copy of the newly prepared and recorded deeds for each new lot created.

If you have questions related to the enclosed information or require any clarification, please do not hesitate to contact me directly at (717) 814-4516 or [cdp@csdavidson.com](mailto:cdp@csdavidson.com).

Respectfully,

Chad D. Peters, P.E.  
Township Engineer

CDP

Copy to: File

K:\125330107\Correspondence\Letters-Reports\2024-09-23 Rexroth Subdiv Plan Review.docx



REPORT TO MUNICIPALITY OF REVIEW OF FINAL  
SUBDIVISION AND LAND DEVELOPMENT APPLICATION

August 22, 2024

Mr. Todd Trimmer, Chair  
Hellam Township Board of Supervisors  
471 Frysville Road  
York, PA 17406Mary E. Coble  
ChairmanSean P. Kenny  
Vice ChairmanMatthew Chronister  
SecretaryJames J. Morris  
Treasurer

Brian Brenneman

Thomas W. Earp

David Gonzalez

Walter A. Kuhl

Bruce Miller

Felicia S. Dell  
DirectorJeffrey L.  
Rehmyer II  
SolicitorRe: Rexroth Limited Partnership  
Lincoln Highway/Schimmel Lane  
2 Lots – *Final Subdivision Plan*  
YCPC File #31-24-08-05-0148

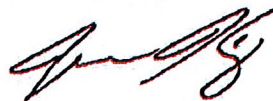
## To Whom it May Concern:

The above captioned Final Subdivision and Land Development application has been reviewed by the York County Planning Commission staff. Attached are comments made as a result of our review of the application. These comments are made in reference to the municipal ordinances and plans, the County Comprehensive Plan, and/or general planning concerns, and do not constitute approval or disapproval of this application. That decision rests solely with the municipality.

According to the Pennsylvania Municipalities Planning Code, upon the approval of a final plat, the developer shall within 90 days of such final approval, or 90 days after the date of delivery of an approved plat signed by the governing body, following completion of conditions imposed for such approval, whichever is later, record such plat in the York County Recorder of Deeds office. The York County Recorder of Deeds office shall not accept any plat for recording, unless such plat officially notes the approval of the governing body and review by the York County Planning Commission staff.

Please contact this office if there are any questions concerning this report.

Sincerely,

Jesse King  
Senior Planner

Encl. Copies of this review have been sent to:

(X) Municipal Manager	(X) Municipal Zoning Officer
(X) Municipal Planning Comm. Chr.	(X) Applicant
(X) Municipal Engineer	(X) Applicant's Surv./Engr.

EQUAL  
OPPORTUNITY  
EMPLOYER



REXROTH LIMITED PARTNERSHIP  
Lincoln Highway/Schimmel Lane  
2 Lots – Final Subdivision Plan  
YCPC File # 31-24-08-05-0148

These comments refer to the Hellam Township Zoning Ordinance:

1. (s.490-12.F.) All uses shall contain a minimum lot area of 2 acres. *A variance has been granted.*
2. (s.490-33.C. The clear sight triangle for driveways shall be measured along the centerline of the driveway, 5' from the property/street right-of-way line. Revise the clear sight triangle for the proposed driveway on Sheet FSD-3.

These comments refer to the Hellam Township Subdivision and Land Development Ordinance:

1. The following information is required by the Ordinance to be shown on or provided with the plan:
  - a. (s.430-17.A.(3)) The plan sheet size shall be 24" by 36". *A waiver has been requested.*
  - b. (s.430-17.B.(4)) The name of the corporate officer for Rexroth Limited Partnership should be included in General Note 23 on Sheet FSD-1 to match the certificate of ownership.
  - c. (s.430-17.B.(12)) A deed plotting of the parent tract as it existed on September 5, 1996, and a plan note identifying all lots that were subdivided from the parent tract since that date. If applicable, the plan shall note that the boundaries of the parcel to be subdivided have not changed since September 5, 1996, and that no new lots have been created from this parcel since that date.
  - d. (s.430-17.B.(14)) The location and description of existing lot line markers and monuments located along the perimeter of the entire existing property. Several property corners are missing descriptions.
  - e. (s.430-17.B.(15)) The location of any feature established on the Zoning Map. The following comments relate to this section:
    - (1) The plan should note that the parcel is located within the TDR Sending District.
    - (2) Tributary 07885 of Kreutz Creek runs through the center of Tract 1, and should be labeled on the plan, along with the associated 75' riparian buffer.
  - f. (s.430-17.B.(16)) The location of any feature established on the Official Map. The "September 11<sup>th</sup> National Memorial Trail" along Lincoln Highway should be labeled on the plan.
  - g. (s.430-17.B.(18)) The number of rights of further subdivision required for proposed subdivision, and the allocation of any rights of further subdivision allocable to the parent tract which remain unused. General Note 21 on Sheet FSD-1 should be expanded to note the number of development rights remaining with Tract 1.
  - h. (s.430-17.C.(1)(a)(4)) All watercourses shall be classified according to the DEP and Environmental Quality Board standards, and this classification shall be indicated on the site plan. This would apply to Tributary 07885 of Kreutz Creek.
  - i. (s.430-17.D.(3)) The plan should provide lot numbers for the proposed lots.
  - j. (s.430-17.D.(5)) A statement on the plan indicating the proposed total number of lots.
  - k. (s.430-17.F.(2)) The surveyor's certification must be signed, dated, and sealed.
  - l. (s.430-17.F.(3) & s.430-18.F.(4)) The statement of ownership must be signed, dated, and notarized.
  - m. (s.430-18.F.(3)) A notice from PA DEP that a sewer facilities plan revision or supplement has been approved, or notice that a plan revision or supplement is not necessary.
  - n. (s.430-18.F.(15)) The determination of the Zoning Officer of the number of development rights attributable to the parent tract and the number of development rights which remain available for use.
2. (s.430-30.B.) Wetland studies are required by this chapter.



3. (s.430-33.C.(1)(a)[1]) Lincoln Highway requires either an 80' right-of-way measured 40' from the centerline, or a right-of-way located 22' from the edge of pavement, whichever is greater.
4. (s.430-33.C.(1)(c)) Local Roads require a 50' right-of-way measured 25' from the existing street centerline. This would apply to Schimmel Lane.
5. (s.430-33.C.(3)(a)[3]) Local roads require a minimum 12' travel lane with 6' paved shoulder. ***A waiver has been requested.***
6. (s.430-38.B.) Street trees shall be provided along all road frontages.

**General Comments:**

1. A land join should be added to Sheet FSD-2 to show that Tracts 1 and 2 are part of the same parcel.
2. A new/revised legal description should be prepared for the newly subdivided lots and recorded with the plan so that the County Tax Map is updated.

*\* Please be advised that this review satisfies the requirements of Section 304 of the PA MPC regarding the review of proposed improvements, i.e., new/modified streets and public utilities.*

*\*\* The preceding comments have been prepared by the staff of the York County Planning Commission and constitute a professional planning review, not a legal opinion.*

## Zoning Department Summary August 2024

### PERMIT APPLICATIONS:

- Received: 13 **(14)**
- Issued: 8 **(14)**
- In process: 4 **(0)**
- Denied: 1
- YTD Issued: 101 **(113)**

### COMPLAINTS:

- Complaints/violations: 1
- Resolved: 1
- Carried Over: 2
- YTD Complaints/Violations Submitted: 6

### OLDS PUMPING COMPLETE:

**District 2:** 332/344 (97%)

**District 3:** 130/294 (44%)

### ZONING CASES:

**SALDO CASES:** SL-24-03 (SD) Lincoln Hwy LL-47 Rexroth

### PENDING ORDINANCES/RESOLUTIONS:

- Private Firearm Target Practice Areas
- Restaurant Drive-Through, Fast-Food

OLDS	1	2	3	4
REPORT YEAR	2022	2023	2024	2025
Pumped	391	324	142	51
New System	1	3	0	0
Exemption	4	2	0	0
Vacant/Fore	2	3	1	0
Total	398	332	143	51
# OLDS/District	407	344	300	578
% Complete	98%	97%	48%	9%

#### NOTE:

**District 1 –**

**District 2 –** Reminder postcards mailed 9/7/23, Final Notice mailed 3/14/24

**District 3 –** Reminder postcards mailed 3/14/24

**District 4 –**

#### Septic Permits Issued –

4842 Yorkana Road – Minor Repair

731 Chimney Rock Road – Baffle Repair

#### Notification Schedule

- February '24: District 3 Initial Letter
- February '24: District 2 Final Postcard Reminder
- Spring '24: District 2 Final Notice/Violation Letter
- Summer '24: District 3 Reminder Postcard

M:\Zoning\Administrative for ZO\Reports\Zoning Monthly Summary\2024\7.18.24.docx



Aug-24						
Name	Address	UPI	Date Approved	Permit Number	Improvement	Cost
Emily Russo-Moon	821 N Front St Ext	3100007002900	Denied	2024-090	Accessory Structure (Deck)	7000
Brian Manley	800 Starling Ln	31000KL0061F0	5-Aug-24	2024-091	Well	
Mike & Kathy Chronister	4050 Ore Bank Rd	31000KJ0086M0	5-Aug-24	2024-092	Accessory Structure (Deck), Swimming Pool	60200
Travis Keene	303 Hillview Rd	31000KK0070I0	5-Aug-24	2024-093	Driveway (Repaving)	
Christopher Rindal	5460 Mount Pisgah Rd	31000KL009000	6-Aug-24	2024-094	Solar (Roof-Mounted)	36735
Talaat & Ferial Eid		3100KK008200	8-Aug-24	2024-095	Timber Harvest	
Michael Bollinger & Amanda Sheriff-Bollinger	4998 Libhart Mill Rd	31000KK0059C0	14-Aug-24	2024-096	Accessory Structure (Shed)	1850
Peter Barber	6350 Wildcat Ln	31000MK0007C0	14-Aug-24		Interior (Remodeling)	22000
Marion Shenouda	6412 Lincoln Highway	31000LL0015D0	26-Aug-24		Electrical (upgrade)	
Jesse Heindel	4599 Freys Ln	31000JK008600	27-Aug-24	2024-097	Porch replacement	14963
David and Diane Boyd	753 HillviewRd	31000KK0068T0	27-Aug-24			
Justin Erdman	4573 Freys Ln	31000JK008500	11-Sep-24		Electrical (upgrade)	
Ryan MacDonald	743 Yorkana Rd	31000KK005800	10-Sep-24		Interior (Remodeling)	