

**HELLAM TOWNSHIP  
PLANNING COMMISSION MEETING  
Minutes of April 11, 2024**

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The meeting was called to order at 6:00 PM by Devin Winand. The meeting was held at the Hellam Township Municipal Building. Devin Winand led the Pledge of Allegiance. Other members present were Jay Kokiko, Michael Shillott, Steve Fetrow, John Eifert, Rick Cooper, Chris Altland and Robert Searer-Alternate. Other attendees included Corina Mann, Township Manager and Supervisor Nedette Otterbein

**Minutes Approval:**

Upon a motion by Mr. Shillott and seconded by Mr. Kokiko, the minutes from the March 18, 2024 meeting were approved, with changes. Motion carried unanimously.

**New Business**

None

**On-going Business:**

- A. Solar Ordinance: Definitions and the large and small scale solar have been provided. Will be distributed for the Planning Commission meeting on April 25, 2024. The survey is completed and ready for posting to Engage and hardcopies will be available for distribution to the library and other facilities. Hard copies will be available for handout during the polling on April 23, 2024.
- B. Shooting Range Ordinance: The draft ordinance was reviewed and changes were made. Upon a motion by John Eifert, seconded by Michael Shillott, the draft ordinance, with changes, was approved for presentation to the Board of Supervisors for review, comments and possible advertisement for adoption. Motion carried unanimously.
- C. EAC Checklist: Review the checklist to ensure that it provides clear direction for the EAC. Supervisor Otterbein, Mr. Shillott, Mr. Eifert, and one member of the EAC will review the checklist.
- D. Riverlands: A draft for the Riverlands has been completed, but not adopted. It was discussed that this should be reviewed. Mr. Shillott suggested that waiver request process be review. He said that the Planning Commission typically makes a motion to recommend the waivers. The Board of Supervisors typically follows the recommendations of the Planning Commission. He feels that the granting of most waivers raises questions about the current ordinances. The waivers are requested due to the changing characteristics of this area and the Township zoning classifications should be reviewed.
- E. ADUs: The ADUs will be removed from the focus list for now.
- F. 490-109D & 110C: Review of the ordinance focusing on that the ordinance currently reads that no part of the subject property shall be located with 200 feet of any R or R-A Zone. Discussion on replacing the word property with more appropriate language.

- G. Warehousing & Logistics: Mr. Winand and Mr. Fetrow are the champion's assigned. Mr. Kokiko will assist.
- H. Understanding the Township: Originally created in anticipation of the comprehensive plan being reviewed and or updated. Supervisor Otterbein suggested a review of the current comprehensive plan to identify key features and infrastructure in the Township. Resident, Stephanie Heisey, stated that she agrees with Supervisor Otterbein. Stephanie stated that there are historic properties and the Township is not aware of the historic significance and that we (Township) are granting variances that do not take account of these factors. Mr. Winand encouraged everyone to review the current comprehensive plan. He stated that it is a good plan even though it is dated. Mr. Shillott and Mr. Winand will continue work on this.

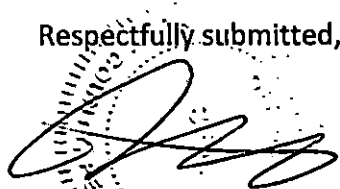
### Correspondence/Reports

Mr. Eifert presented a summary from what he got out of the Planning Commission training that was attended by several commission members. The list was reviewed and all thanked him for the compilation. (Attached)

The next Planning Commission meeting is scheduled for April 25, 2024 at which time the Commission will review the Draft Solar Ordinance changes which includes, small scale solar, large scale solar and definitions.

Meeting adjourned at 6:51PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jason Fest', is written over a circular, dotted stamp. The stamp contains the text 'TOWNSHIP OF' at the top and 'ZONING OFFICER' at the bottom.

Jason Fest  
Zoning Officer

## Keys Points Learned from the Community Planning Training

- 1) The Planning Commission should know more about the Pennsylvania Municipal Planning Code than any other body in a municipality.
- 2) PA is second to FLA for % of Senior population in their state.
- 3) When creating or updating your Comp Plan, look at the York County growth boundary map and your neighboring municipalities zoning, Comp Plan and growth conditions.
- 4) Four "Multiple Municipal" Comp Plans are being developed in York County right now.
- 5) On a growth boundary map make sure the specific zoning applied drives the growth boundary. The line must have the teeth of the different zoning to create the line.
- 6) Use incentive measures versus regulation whenever possible to obtain desired results.
- 7) When creating a new Comp Plan, it is only persuasive when it is realistic.
- 8) The ZHB does not necessarily have to read the Planning Commissions Minutes.
- 9) Try to make sure a Planning Commission member is present at your BOS and ZHB meetings when the commission has made a recommendation to a particular item that will be on those board meetings agenda.
- 10) The Comprehensive Plan has no teeth on its own but if the Comprehensive Plan and the Municipalities zoning are properly aligned the zoning in place has a backing of the intended purpose for that zone.
- 11) One Principle Use per lot. Comments from the training staff to my question about principal uses.
  - a) More than one Principle Use on a lot can work in commercial or industrial type zones. This can provide higher densities, better flexibility, and greater utilization of infrastructure in those zones.
  - b) More than one Principle Use in an ag/rural or residential zone is not recommended. This can cause legal disparities on the parcel, conflicts of responsibilities for maintenance of infrastructure on the parcel, higher use of public services such as schools and utilities without matching additional tax revenue.