



Hellam Township Board of Supervisors Subdivision and Land Development

Public
HEARING.
SL-2024-03

Application Number:	SL-2024-03	PC Meeting:	October 17, 2024
Applicant(s):	Rexroth Limited Partnership	Tax Map Parcel:	LL-47
Property Owner(s):	Rexroth Limited Partnership	Lot Size:	50.6 Acres
Property Location:	Lincoln Hwy & Schimmel Ln	Zoning:	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 for the following:
 - § 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 – 48.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.
- E. Planning Commission meeting minutes dated September 26, 2024

Property Characteristics:

1. The subject property consists of nine parcels totaling 50.6 acres.
2. This property is not improved.
3. No development is proposed with this plan.
4. Adjacent properties:

	Use	Zoning
North	Residential & Rural Ag	RA
South	Residential & Rural Ag	RA
East	Residential & Rural Ag	RA
West	Residential & Rural Ag	RA

Project Background:

1. The purpose of this subdivision is to create two separate lots. One lot is along Schimmel 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 C**. York County Planning Commission's review letter is attached hereto as **Exhibit D**.
3. The Hellam Township Planning Commission reviewed this plan on September 26, 2024. The recommended approval of the plan based on the Engineer's letter dated September 23, 2024. The also recommend the addition of the 6 month note for waiver for 430-33C(3)(a3)

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.