

**Hellam Township
Planning Commission Meeting
Minutes of December 11, 2025**

Planning Commission Members:

- Devin Winand, Chair
- John Kokiko, Vice Chair
- Christopher Altland
- Rick Cooper
- Steve Fetrow
- Bob Searer
- Adrienne Johnson, Alternate

Attendees:

- Jason Test, Zoning Officer
 - Chad Peters, Township Engineer
 - Shane Coolbaugh, Code Compliance Field Coordinator
 - Craig Mellot, PE, PTOE
 - Philip Petrina, Esq.
 - Paul Pontius, Core5 Vice President of Investments
 - Jeramy Bittinger, Landworks Civil Design LLC
 - Mark Platts – Susquehanna Natural Heritage
 - Stephanie Hysey, Resident
 - Bob Hale
 - Katina Snyder, Resident
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1. Opening Agenda

a. Call to Order

- Meeting called to order at 6:00pm

b. Pledge of Allegiance

- Recited at 6:01pm

2. Public Comment

a. No public comment

3. Minutes Approval

a. November 13, 2025 Draft Meeting Minutes Approval

- Vice Chair Kokiko corrected the record on page five to reflect that he voted **against** the motion to approve the ordinance.
- Rick Cooper suggested that, going forward, Brian—who participates in meetings via Zoom—be identified as a solar developer for transparency purposes.
- Vice Chair Kokiko moved to approve the minutes as amended.
- Rick Cooper seconded the motion.
- **Motion carried unanimously.**

4. New Business

SL-2025-01 – 100 Blessing Way- LL-51 – Core5. Preliminary Land Development Plan

Applicant / Representation

- **Craig Mellot**, Engineer/Traffic Consultant
- **Attorney Petrina** (representing applicant)

Transportation & Traffic Discussion

- Sidewalks are proposed **along Cool Springs Road**, with **no connections** extending in either direction due to flow and feasibility concerns.
- **Traffic study** presented by Craig Mellot.
 - PennDOT traffic signal warrant requirements **have not yet been met**.
 - Applicant proposes installation of a signal at the **US 30 West ramp**, with discussion of whether warrant “triggers” are justified.
 - Township could enter into an agreement to **monitor traffic conditions** over time.
- A **roundabout** has been proposed and is currently under review.
 - PennDOT believes the area available for a roundabout is limited.
- **Bob Searer** questioned whether Township feedback would influence PennDOT’s decision.

- Craig Mellot responded that PennDOT seeks municipal input, but **retains final authority**.
- **Rick Cooper** asked about the vetting process for roundabouts.
- **Adrienne Johnson** raised questions regarding:
 - Crash history
 - Bike route safety features
 - **Craig Mellot** stated that improvements accommodate both bicycles and vehicles, with PennDOT directing those requirements.
 - Two-access-point requirement
 - **Craig Mellot** stated that access compliance is **capacity-driven**, and the study shows standards are met if a signal is installed, despite delays.
- **Vice Chair Kokiko** asked what would trigger reassessment of traffic conditions.
 - **Craig Mellot** stated the Township may reassess at any time.
 - **Chad Peters** clarified that the **frequency of reassessment** can be determined by the Township and is not dictated by PennDOT.
- **Discussion included:**
 - Accident data and anticipated impacts
 - Design accommodations for **53-foot trailers**
 - Incident management responsibility (typically PennDOT)
 - Adaptive traffic signals and real-time traffic detection

Future Traffic & Use Considerations

- **Adrienne Johnson** asked whether **driverless trucks** were considered.
 - Craig Mellot responded that PennDOT has no provisions addressing autonomous vehicles and that traffic volume would remain unchanged.
- **Chair Winand** asked whether Core5 intends to own or lease the buildings.
 - Core5 indicated some buildings may be held while others may be sold.

- **Chair Winand** asked about future tenants with different traffic needs.
 - Mellot stated the speculative traffic methodology is **extremely conservative** and based on older standards, which may exaggerate westbound Route 30 impacts.
 - **Chad Peters** clarified that this involves a **private access drive** entering a state highway—not a new public road created by the Township.
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Signal Maintenance & Bicycle Facilities

- **Steve Fetrow** asked who would maintain a traffic signal once installed.
 - Chad Peters stated the Township would be responsible.
 - **Bob Searer** questioned the waiver request for road widening given bike lane considerations.
 - Craig Mellot noted limited flexibility for widening.
 - Chad explained the bike lane shown along Lincoln Highway appears on the **Official Map** as a planning tool and is not mandated by ordinance.
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Pedestrian Facilities & Site Amenities

- **Chair Winand** asked about street trees and buffers along Cool Springs Road and Blessing Way.
- **Steve Fetrow** noted anticipated increases in foot traffic and the lack of sidewalk provisions.
- It was noted that PennDOT typically discourages sidewalks along state roads.
- Chad Peters stated that if sidewalks are required, the applicant could be required to submit a **PennDOT permit application**.
- Discussion included a **six-month review period**.
- Sidewalks **are proposed within the parcel**, with fencing and gates dependent on future tenants.

- No bus stop is currently proposed.
 - **Steve Fetrow** emphasized the importance of transit access for employees.
 - **Adrienne Johnson** suggested the historic toll house as a potential bus shelter.
 - **Chair Winand** noted the toll house is historic and should be documented prior to removal.
 - Concern was raised about pedestrian access to nearby businesses (e.g., Rutter's).
 - It was suggested that while sidewalks along state roads may be impractical, **interior campus sidewalks** could be beneficial.
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Site Design & Operations

- Buildings may be split between **two tenants per building**.
 - Dumpsters will be located within **truck court areas** between buildings.
 - A retaining wall exceeding ten feet is proposed at the **southeast corner of Building B**.
 - Overnight truck parking is anticipated, assuming **24/7 operations**.
 - Guard shack provisions would be **tenant-specific**.
 - Snow removal from trailers is not enforceable under current local or state regulations.
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Landscaping

- **Rick Cooper** reviewed the landscaping plan:
 - Many proposed species are not native.
 - Site conditions may limit native species viability.
 - USDA.gov was cited as a source.
 - Applicant committed to rechecking native species.
- **Katina Snyder** requested inclusion of the toll house on plans and consideration of its reuse.
 - Core5 stated they cannot guarantee a bus stop but will explore the idea.

Public Comment

Mark Platts – Susquehanna Natural Heritage

- Owns Mifflin Farm across from the project.
- Identified the area as an **Underground Railroad historic site**.
- Described long-term visitor gateway planning.
- Requested attention to:
 - Landscaping requirements
 - Sidewalks (noting that if waived now, they may never be installed)
 - Blessing Lane usage
 - Cool Springs Road congestion
- Requested that Core5 coordinate with Katina Snyder to explore the preservation or potential relocation of historic structures.

Bob Hale

- Supported many Planning Commission comments.
- Requested confirmation that **Transfer of Development Rights (TDRs)** be completed prior to issuance of construction permits (noting this is already required).

Stephanie Hysey, Resident

- Alleged warehouses contribute to the area being listed in a NASA air quality “red zone.”
- Asked how the Township plans to address air pollution impacts.

Additional Commission Discussion

- **Rick Cooper** noted the landscape ordinance requires buffers on all property lines, which are not shown on the plan.
- **Steve Fetrow** clarified that waivers granted at the preliminary stage become settled matters at final approval.

- **Chad Peters** expressed concern that opening Blessing Lane could create an unintended shortcut and worsen traffic issues.
 - **Adrienne Johnson** asked about roof materials for the buildings.
 - **Chad Peters** clarified that the second access point is intended primarily for **emergency services**, not traffic distribution.
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Motions & Actions

- **Sheet size**
 - Motion: Rick Cooper
 - Second: Steve Fetrow
 - **Approved unanimously**
- **Waiver of widening on all frontages**
 - Adrienne Johnson objected
 - Noted that final determination rests with PennDOT
 - Motion: Rick Cooper
 - Second: Steve Fetrow
- **Permanent cul-de-sac and loop streets**
 - Motion: Rick Cooper
 - Second: John Kokiko
- **Street length greater than 500 feet**
 - Motion: Rick Cooper
 - Second: Steve Fetrow
- **External sidewalks (six-month review note)**
 - Motion: Rick Cooper
 - Second: Steve Fetrow
- **Stormwater Pipe reduction from 16 inches to 12 inches**

- Motion: Rick Cooper
 - Second: Steve Kokiko
 - **Sidewalk waiver (six-month review note)**
 - Motion: Rick Cooper
 - Second: Steve Fetrow
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Final Action

- **Adrienne Johnson** voted against the overall waiver package.
- **Steve Fetrow** moved to approve the Preliminary Land Development Plan subject to:
 - Additional landscaping
 - Consideration of a bus stop
 - Interior sidewalks to support employee pedestrian traffic
 - Review and revision of native plant species
 - Compliance with the Township Engineer's letter
 - Consideration of Katina Snyder's letter
 - Resolution of all outstanding engineering issues
- **Rick Cooper** seconded.
- **Motion approved**

5. Old Business

- a. **Data centers not discussed due to meeting time constraints.**
- b. Bob Searer thanked the Township for organizing the holiday party.

6. Ongoing Business for Future Meetings

- 1. Logistics/Warehouse Ordinance
- 2. Signs
- 3. Riverland 1&2 Ordinance

4. Understanding the Township (review of prior research and tasks to continue and validate research)

7. Reports

- a. TDR list

- Spreadsheet showing TDRs being apportioned in the township

8. Upcoming Meetings

Next Planning Commission Meeting – December 25, 2025

9. Adjournment

- a. Motioned by Rick Cooper
- b. Seconded by Chris Altland
- c. Motion carried.

Respectfully Submitted,



Jason Test

Zoning Officer