HELLAM TOWNSHIP

PLANNING COMMISSION MEETING

Minutes of October 9, 2025

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1. Call to Order

The meeting was called to order at 6:02 p.m.
The Pledge of Allegiance was recited at 6:02 p.m.

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2. Attendees

Devin Winand, Chair
John Kokiko, Vice Chair
Christopher Altland
Rick Cooper
Steve Fetrow
Bob Searer
Mike Shillott
Adrienne Johnson, Alternate
Corina Mann, Township Manager
Jason Test, Zoning Officer
Shane Coolbaugh, Code Compliance Field Coordinator

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3. Public Comment

Speaker: John Eifert
Topic: Modern Logistic Warehouses

- Discussed the ongoing consideration of modern warehouse ordinances.
- The Commission reviewed the **York County Model Warehouse Ordinance** and a **PennFuture document** highlighting common issues including external impacts, pollution, stacking, and road movements.
- Eifert distributed supporting materials and noted the York County model ordinance is comprehensive.
- The Commission acknowledged that the current Township ordinance does not adequately address modern warehouses.

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4. Approval of Minutes

Motion: Approval of the September 25, 2025 draft meeting minutes.
Motion by: Mike Shillot
Second by: Robert Searer

(Noted Correction: John Kokiko voted against the September 11, 2025 meeting minutes.)

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5. New Business

- No new business

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6. Old Business

Solar Ordinance Review

Definitions & Revisions

- Added new definitions for *glare study* and *battery energy storage systems.*
- Clarified language on inspection fees and duration.

Inspection Frequency

- Discussion on annual vs. biannual inspections.
- Consensus: Annual inspection for the first year, then every two years thereafter.

Solar Easements

- Added provisions for adjoining properties.
- Revised section (2)(d) to use “enumerate” instead of “explain.”

Stormwater Requirements

- Clarified terminology regarding “impervious” and “pervious” surfaces.
- Added “surface” after “impervious.”
- Discussion on engineered pervious systems and examples such as White Clover’s parking lot installation.

Agrivoltaics Requirements (Section I)

- Discussion on grazing practices, mowing height, and verification of viable agricultural operations.
- Added requirement to maintain grass height of no less than four inches.
- Agreed that projects involving grazing must include a written manure management plan.
- Discussed appropriate reviewing authority (e.g., Conservation District or “farmer board”).

Environmental Protection (Section N)

- Discussion on the percentage of Class I and II soils permissible for projects.
- Consideration of total acreage caps versus percentages.
- Township staff to research accurate soil classification data.
- Emphasis on preserving agricultural land and consistency with warehouse development standards.

PSES Location to Substation/Transmission Line (Section J)

- Clarified conditions related to substations and transmission lines.

- Proposed limiting criteria and adding a definition for "utility use substation."
- Discussion on ensuring criteria prevent exploitation by large developers.

Decommissioning Costs (Section K)

- Revised terminology for consistency ("decommissioning financial security cost").
- Agreed to have costs certified by a licensed professional engineer (PE).
- Removed redundant or unclear language ("estimate").
- Set decommissioning cost period to five years (majority vote; Mike opposed).
- Standardized term "Township" throughout the ordinance.

Decommissioning Standards (Section L)

- Defined abandonment as failure to generate electricity for six continuous months unless maintenance or construction activity is ongoing.
- Removed ambiguous time thresholds; clarified Township's authority for enforcement.

Operating Data Reporting (Section M)

- Concern expressed by John regarding administrative burden and long-term feasibility.
- Rick acknowledged that no solar installations have yet reached full lifecycle in the U.S.

Environmental Protection (continued)

- Corrected typographical errors and clarified canopy language ("existing tree canopy").
- Confirmed restrictions within historic overlay districts.

Miscellaneous Revisions (Sections O–X)

- Corrected "stormwater" to be one word throughout.
- Lighting clarified to "be lit at night" rather than "readable."
- Added reference to **Lock Box** requirements for emergency access; further clarification to align with existing Land Development Ordinance.
- Revised access standards for consistency with fire department requirements (reduced maximum distance to 250 feet).
- Confirmed Township has equipment for decibel measurement under the Noise section.
- Remaining minor edits completed through Section X.

Solar Ordinance Review concluded at 8:02 p.m.

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7. Ongoing Business for Future Meetings

- Logistics/Warehouse Ordinance

- Data Centers
- Sign Ordinance
- EAC Checklist
- Riverland 1 & 2 Ordinance
- Continued research on Township land use and data validation

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8. Reports

None.

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9. Upcoming Meetings

Next Planning Commission Meeting: **October 23, 2025**

Discussion:
Bob raised questions regarding the MU-2 Ordinance, specifically definitions for two-family side-by-side dwellings (duplexes) and two-family conversions (upper/lower apartments).

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10. Adjournment

Motion to Adjourn: Mike Shillot
Second: Christopher Altland
Adjourned at: 8:05 p.m.

Respectfully Submitted,



Jason Test
Zoning Officer