



Hellam Township Zoning Hearing Board Variance Application Briefing

Application Number:	Z-2025-13	Zoning Hearing Date:	October 28, 2025
Applicant(s):	Kevin Stein	Tax Map Parcel:	KK-82-B0
Property Owner(s):	Kevin Sten	Lot Size:	7.3 Acres
Property Location:	325 Ducktown Road	Zoning:	Rural Agricultural

Project Narrative:

The applicant is requesting a variance from § 490-12 Table of Dimensional Requirements to allow the following:

- 16-foot side yard setback for a proposed accessory structure (pole barn), where the required setback is 20 feet.

Attached Exhibits:

- A. Zoning Hearing Application – received August 29, 2025.
 - B. Floodplain Determination – 325 Ducktown Road (September 5, 2025) and accompanying FEMA and Township GIS maps, confirming FEMA Zone X status and inapplicability of Chapter 230 floodplain requirements. Planning Commission meeting minutes dated May 8, 2025
 - C. Planning Commission meeting minutes dated September 11, 2025
-

Property Characteristics:

- 1. The parcel contains approximately 7.3 acres and is located in the Rural Agricultural (RA) Zone.
- 2. The property is improved with a single-family dwelling, and the proposed pole barn will serve as an accessory structure.
- 3. The lot is bordered by Kreutz Creek, and portions of the property fall within the FEMA Zone X floodplain.
- 4. To avoid encroachment into the floodplain, the proposed accessory structure must be sited closer to the side property line, resulting in a request for reduced setback.
- 5. The structure will be located along the old Stoner Station railroad bed.
- 6. Adjacent properties are residential and agricultural in nature, and also zoned RA.
- 7. Adjacent properties:

	Use	Zoning
North	Residential/Agriculture	RA
South	Residential/Agriculture	RA
West	Agriculture	RA
East	Residential/Agriculture	RA

Variance Provisions

According to the variance application submitted, the applicant reports the following:

1. The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity.

The property is uniquely constrained by the presence of the Kreutz Creek floodplain, which covers a significant portion of the lot. This limits the available buildable area and necessitates locating the proposed accessory structure closer to the side property line.

2. Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance.

Strict application of the 20-foot side setback requirement would require placement of the pole barn within or too close to the floodplain, which is not practical or advisable. The requested variance allows the structure to be sited in a safer, more functional location.

3. Why the unnecessary hardship has not been created by the applicant.

The hardship is not self-created, as the floodplain is a natural feature of the property. The applicant has not modified the site in a way that would cause or worsen the restriction.

4. Why the variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare.

The pole barn will be located along an old railroad bed (Stoner Station), in an area surrounded by similarly zoned residential and agricultural uses. The structure will not alter the rural character of the neighborhood, nor interfere with adjacent property use or public interests.

5. Why the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.

The applicant is requesting only a 4-foot reduction in the side yard setback, which is the least amount of relief necessary to site the structure outside of the floodplain while still maintaining reasonable functionality and separation from the property boundary.

6. How the variance, if within the Floodplain Overlay Zone, will comply with §490-19 of the Zoning Ordinance.

The proposed structure is located outside of the Floodplain Overlay Zone. Therefore, the provisions of § 490-19 do not apply in this case.

Planning Commission Recommendation

The Planning Commission reviewed this application at its meeting on May 8, 2025. There was a discussion on this variance about the percent lot coverage of impervious surface. With the dimension provided by the applicant the lot coverage is 15.6%. The steep slope area was calculated and removed from the parcel size resulting in the lot coverage being 26%. There was a discussion about the septic system and the applicant stated that she has spoken to Patrick Buhl, Township Sewer Enforcement Officer, and she agreed to install a holding tank between the residence and the existing

cesspool. Mr. Shillott made a motion to recommend approval with the corrected lot coverage percentage. Mr. Cooper seconded the motion. The motion passed unanimously. The minutes are 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 Zoning Hearing Board 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 Zoning Hearing Board Members.

PB A



APPLICATION FOR HEARING

FOR TOWNSHIP USE ONLY		
ZONING CASE # _____		
Application Filed _____	Planning Commission _____	
Hearing Advertised _____	ZHB/BOS Hearing _____	
Notices Mailed _____	Decision Rendered _____	
Site Posted _____	Notification Sent _____	

A. APPLICANT'S NAME: KEVIN L. STEIN
 ADDRESS: 325 DUCKTOWN RD.
 PHONE NUMBER: 223-322-1858 EMAIL ADDRESS KEVIN.LEE.STEIN @ GMAIL.COM

B. PROPERTY OWNER'S NAME
 (If different than applicant): SAME AS APP.
 ADDRESS: _____
 PHONE NUMBER: _____

C. CONSULTANT'S NAME
 (If different than applicant): SAME AS APP.
 ADDRESS: _____
 PHONE NUMBER: _____ EMAIL ADDRESS _____

31-000-KK-0082.B0-00000

D. Tax Map: _____ Parcel: _____ Zoning District: _____
 Property Address: 325 DUCKTOWN ROAD
 Date purchased: AUG. 28, 1987
 Lot size: acreage 7.3 - or - _____ sq. ft.
 Present use: RESIDENTIAL
 Proposed use: SAME
 Date of previous application (if any): NONE

- E. Please choose the following:
- APPEAL (Refer to Section 1)
 - CONDITIONAL USE (Refer to Section 2)
 - VARIANCE (Refer to Section 3)
 - SPECIAL EXCEPTION (Refer to Section 2)
 - OTHER – Curative or Zoning Amendment (Refer to Section 4)

**SECTION 3
REQUEST FOR VARIANCE
(REFER TO ZONING ORDINANCE SECTION 490-143.C)**

Applicant must provide the following information:

- Name of specific sections in Zoning Ordinance for which Variance is requested:

ZONE - RA, BLDG TYPE - ACCESSORY, SETBACK SIDE
20'

- Brief description of nature of Variance requested:

MOST OF LOT 7.3 ACRES IS FLOOD PLAIN. WE
WOULD LIKE TO BUILD A POLE BARN UP-OUT
OF THE FLOOD PLAIN.
NEED SIDE SETBACK VARIANCE FROM 20' TO 16'

- A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this Ordinance.
- Ground floor elevations of existing and/or proposed structures (excluding residential structures).
- Names and addresses of adjoining property owners, including property owners directly across a public right-of-way.
- If it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant due to unique physical circumstances or conditions peculiar to the property, then briefly explain or describe:
 - A. The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity:

MAJORITY OF PARCEL IS IN FLOOD PLAIN,

- B. Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance:

I CAN NOT BUILD IN FLOOD PLAIN.
I BORDER KRENTZ CREEK.

C. Why the unnecessary hardship has not been created by the applicant:

MOST OF MY ACREAGE FLOODPLAIN.

D. Why the Variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare:

THE POLE BARN WILL SIT ALONG THE OLD RAILROAD BED AT "STOWER STATION"

A 1:1 SETBACK WILL NOT ENCRACH (16 FT SETBACK)

E. Why the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue:

A MINIMUM OF 1:1 SETBACK WILL BE MAINTAINED.

F. How the Variance, if within the Floodplain Overlay Zone, will comply with the Section 490-19 of the Zoning Ordinance:

THE STRUCTURE WILL NOT BE IN THE FLOODPLAIN.

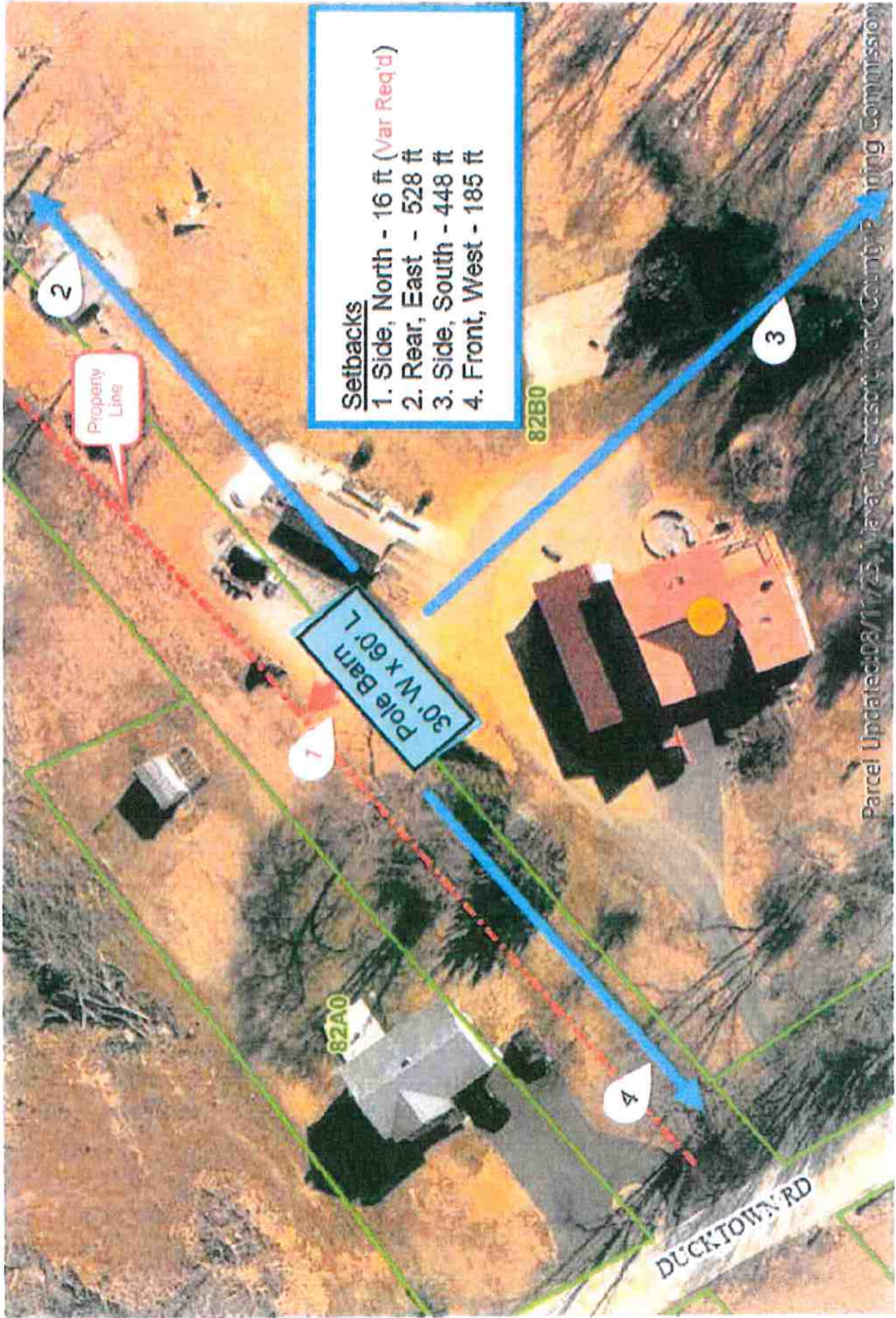
I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



* Signature

8-26-2025
Date

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



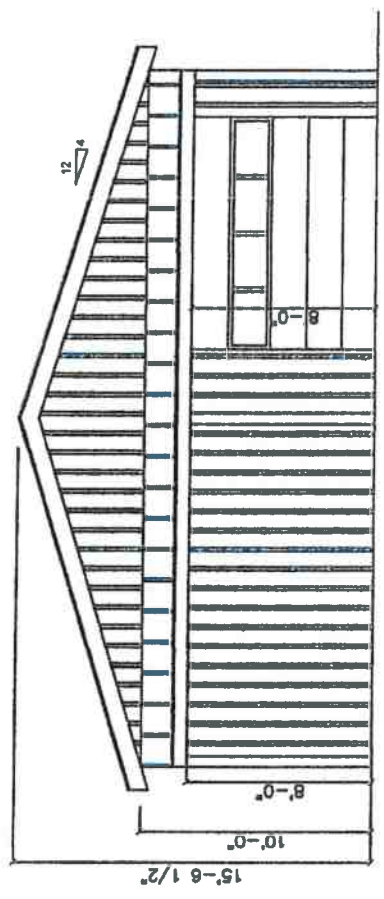
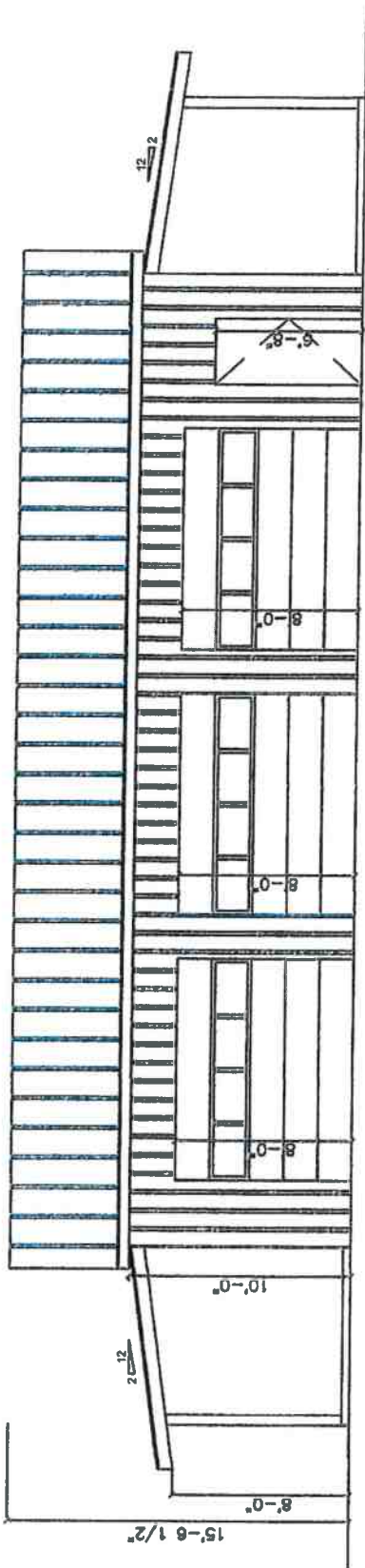
Setbacks

1. Side, North - 16 ft (Var Req'd)
2. Rear, East - 528 ft
3. Side, South - 448 ft
4. Front, West - 185 ft

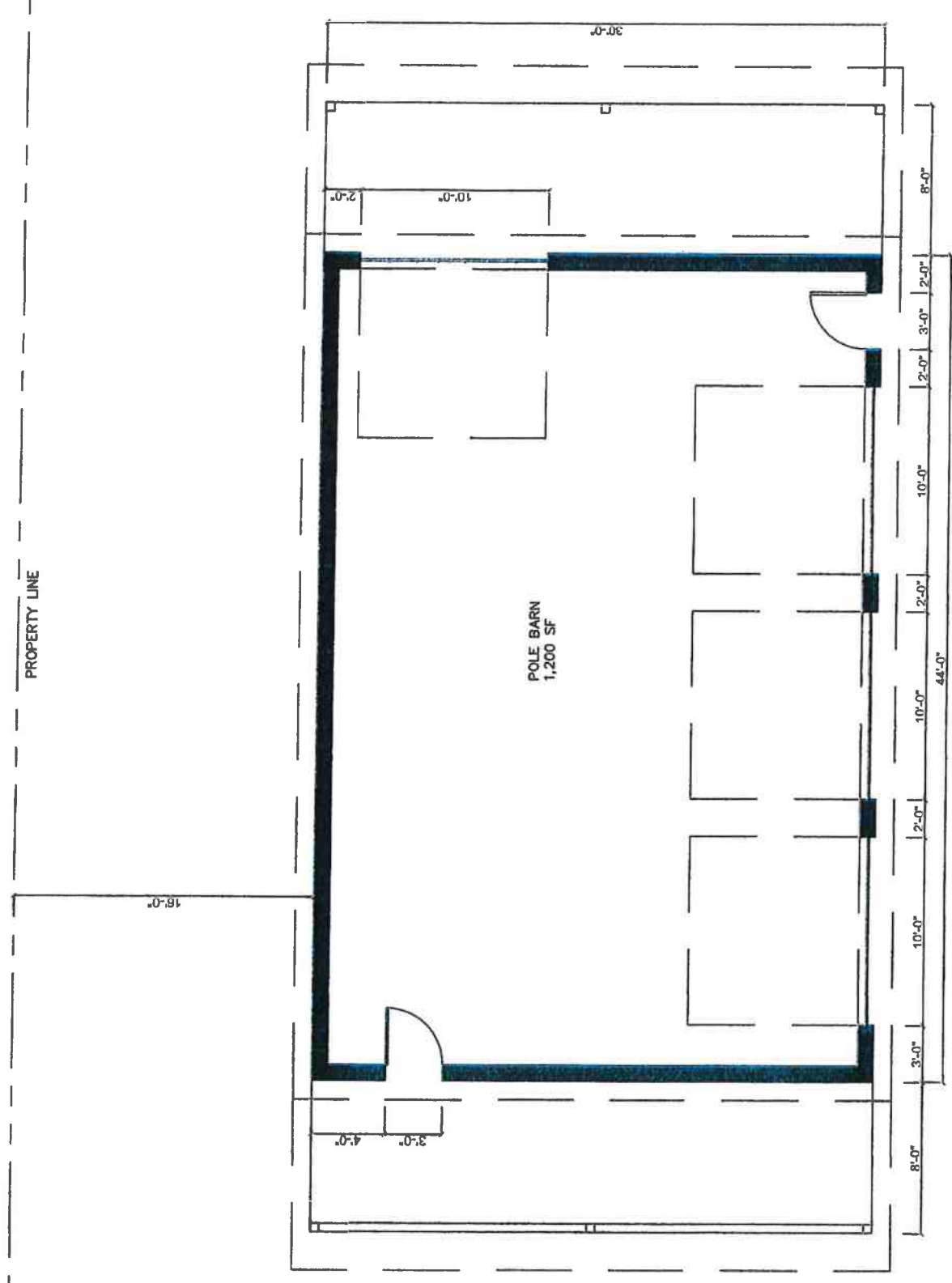
Pole Barn
30' W x 60' L

Property
Line

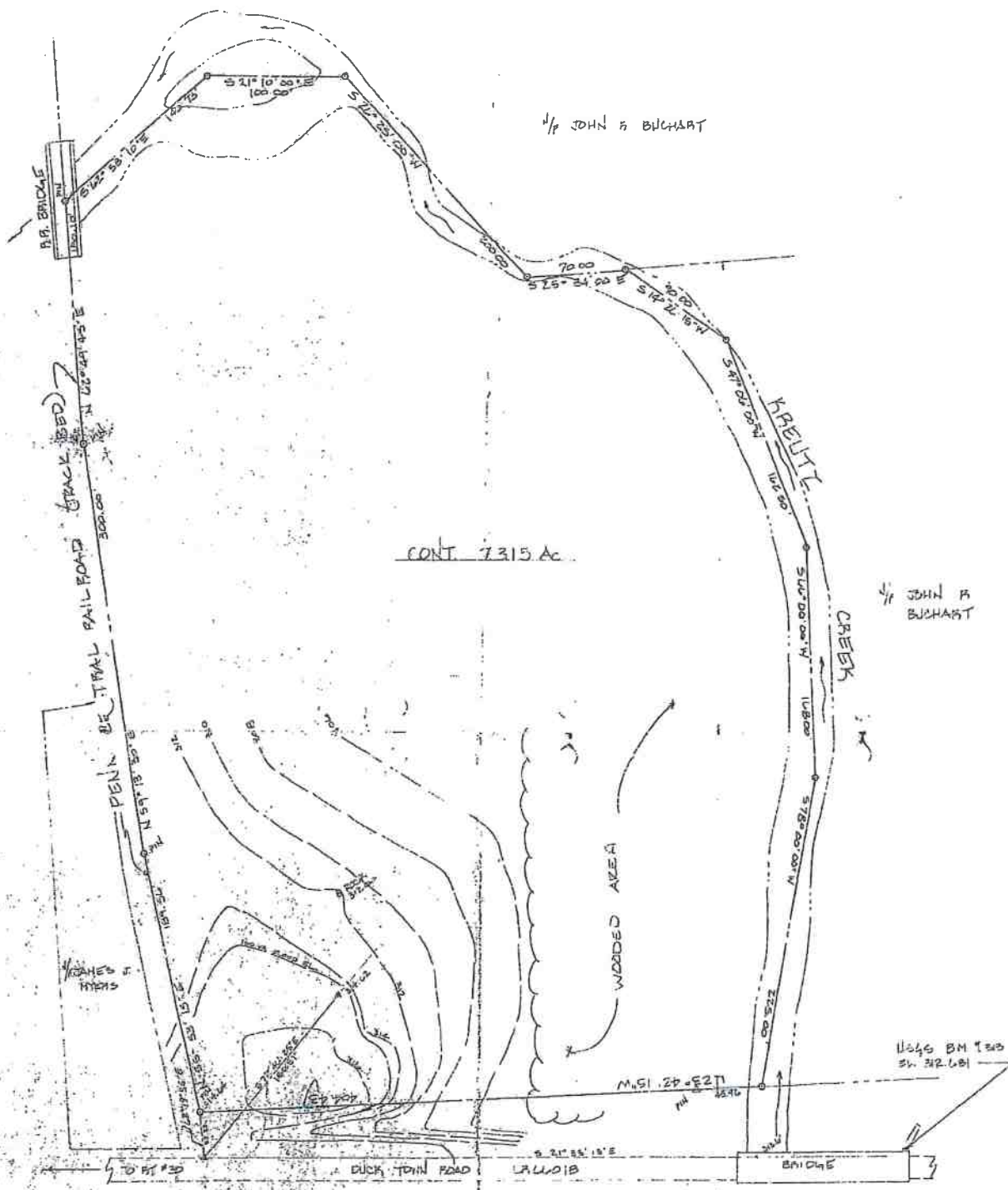
DUCKTOWN RD



POLE BARN ELEVS
 325 Ducktown Rd
 08.19.25
 SCALE 1/8" = 1'-0"



POLE BARN PLANS
 325 Ducktown Rd
 08.19.25
 SCALE 1/8" = 1'-0"



1/4 JOHN B BUCHART

CONT. 7315 AC

1/4 JOHN B BUCHART

1146 BM 120
SN. 32.681

SURVEY OF PROPERTY
ABOUT TO BE CONVERTED TO
KEVIN STEIN
LOCATED IN
HOLBAUGH TWP YORK CO PA
JULY 29 1967 SCALE 1"=50'

REVISION 5-17-87
ADD TOPS & FLOOD PLAIN ELEV.



DAVID A. HOFFMAN - LAND SURVEYOR
517 CARLISLE AVE.
YORK PA 17304
PH. (717) 856-2384

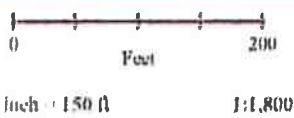


DRAWING NO A76-541

Parcel - 31000KK0082B000000



Owner - STEIN KEVIN L
Property Address - 325 DUCKTOWN RD
Tax Municipality - Hellam Twp
School District - Eastern School District
Class - Residential
Land Use - R - Two Story House
Acres - 7.31
Assessed Land Value - \$ 58,930
Assessed Building Value - \$ 140,860
Assessed Total Value - \$ 199,790
Sale Date - Aug. 28, 1987
Sale Price - \$ 13,875
Deed Book - 096T, Page 0637



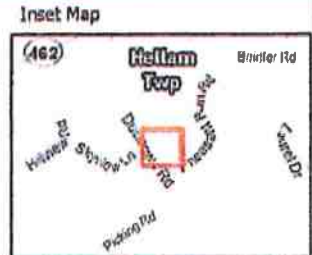
- Legend**
- Land Joins
 - Selected Parcel
 - Parcels
 - Municipal Boundary

Layers should not be used at scales larger than 1:2400 (Note: Distortion will occur at scales 1" below 200 ft.)

Mapping Provided by
YCPC

Aerial Photography - 2021

Last Updated: 12/23/2022



Disclaimer
The York County Planning Commission provides the Geographic Information System maps and/or data to the public as a public information service. The Data is not a legally recorded plat, survey, official tax map, or any other authoritative map and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct, however the Commission does not warrant its accuracy, or any other function. The Commission will not be liable for any damages that may arise from the use of the Data.

PROPERTY OWNER
KEVIN STEIN
325 DUCKTOWN RD.

York County Property Viewer 2.0

325 Ducktown Rd, Hellam, PA... X

Search result

TAX PARCEL INFORMATION:
STEIN KEVIN L

Property boundaries for this parcel are for display purposes only and not survey accurate.

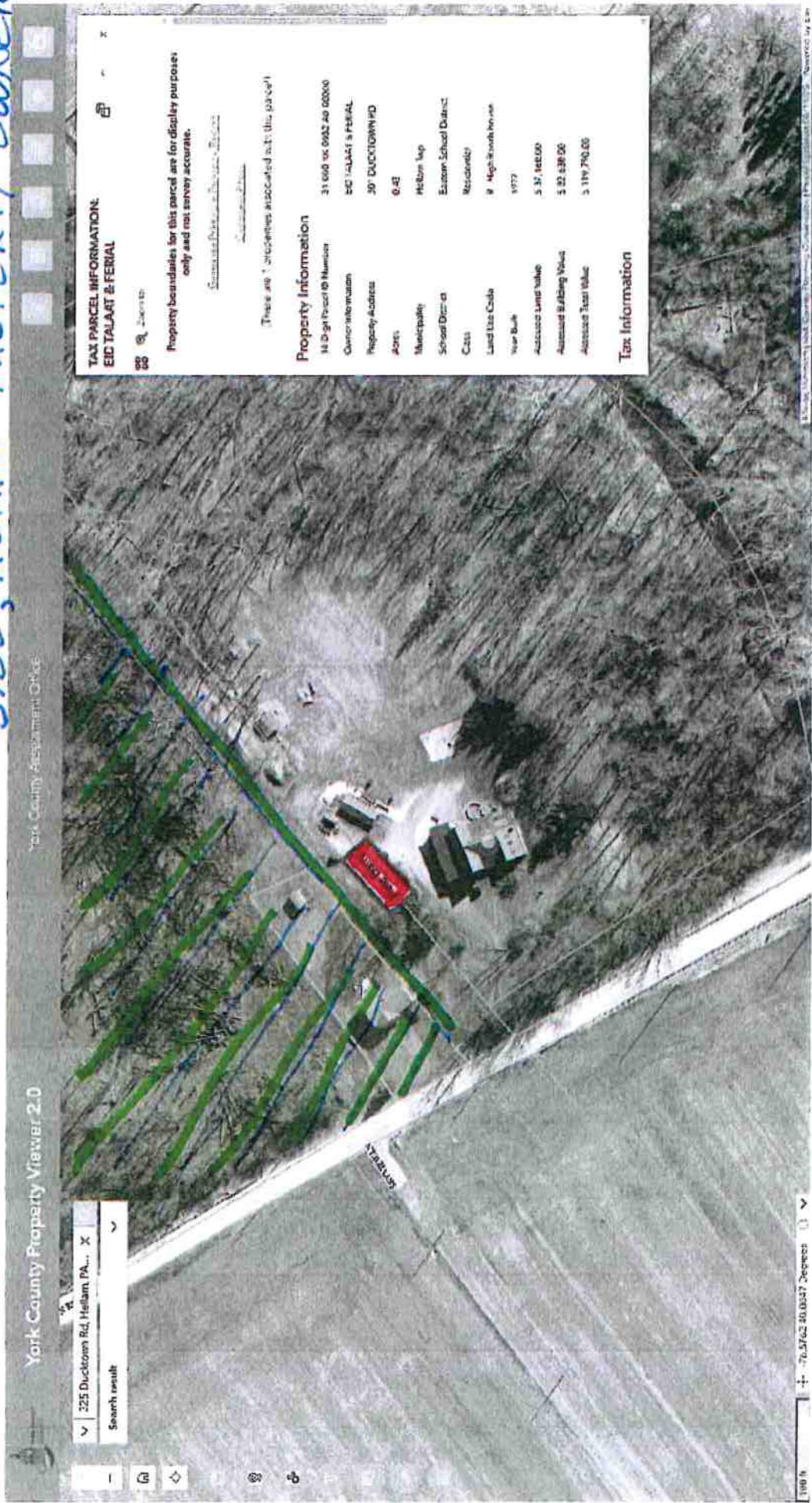
There are 1 parcels associated to this parcel.

Property Information

Parcel ID Number	21 000 00 002 20 0000
Parcel Information	STEIN KEVIN L
Property Address	325 DUCKTOWN RD
Acres	7.31
Municipality	Hellam Twp
Special District	Eastern School Dist CC
Class	Residential
Land Use Code	R Two Story House
Year Built	1990
Assessed Land Value	\$ 51 936.00
Assessed Building Value	\$ 140 849.00
Assessed Total Value	\$ 192 785.00

Tax Information

SIDE, NORTH PROPERTY OWNER



York County Assessment Office

York County Property Viewer 2.0

325 Ducktown Rd, Hellam, PA... X
Search result

TAX PARCEL INFORMATION:
EID TALAAT & FERIAL

Property boundaries for this parcel are for display purposes only and not survey accurate.

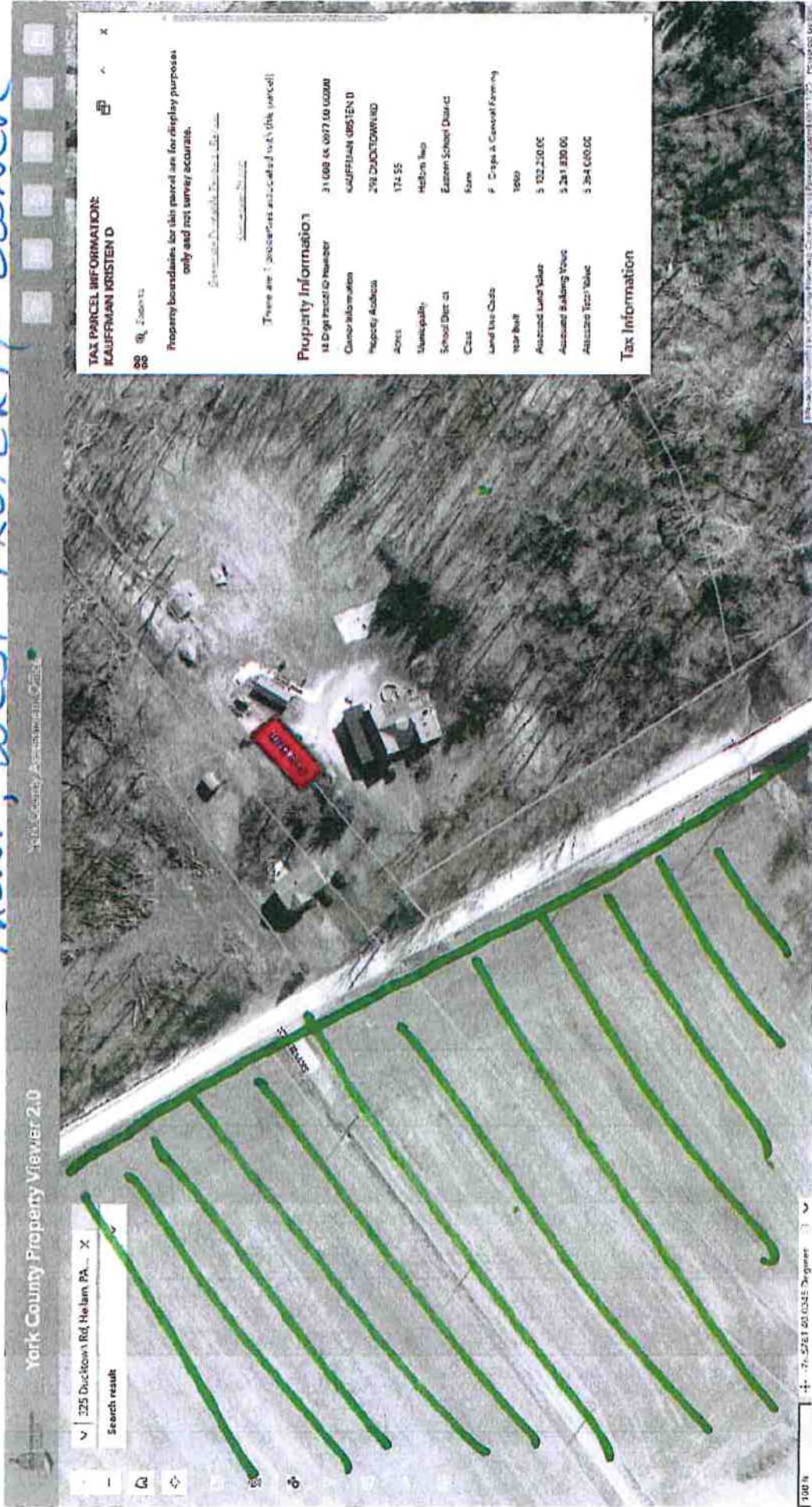
Property Information

Parcel ID Number	31 010 06 0032 40 00000
Owner Information	EID TALAAT & FERIAL
Property Address	307 DUCKTOWN RD
Acres	0.43
Municipality	Hellam Twp
School District	Eastern School District
County	York County
Land Use Code	9 - High-Road Home
Year Built	1977
Assessed Land Value	5,37,160.00
Assessed Building Value	5,82,630.00
Assessed Total Value	5,119,790.00

Tax Information

100 ft
+ -76.5762 40.0337 26degrees

FRONT, WEST PROPERTY OWNER



York County Property Viewer 2.0

125 Ducktown Rd, Heliam, PA

Search result

TAX PARCEL INFORMATION:
KAUFFMAN KRISTEN D

Property boundaries for this parcel are for display purposes only and not survey accurate.

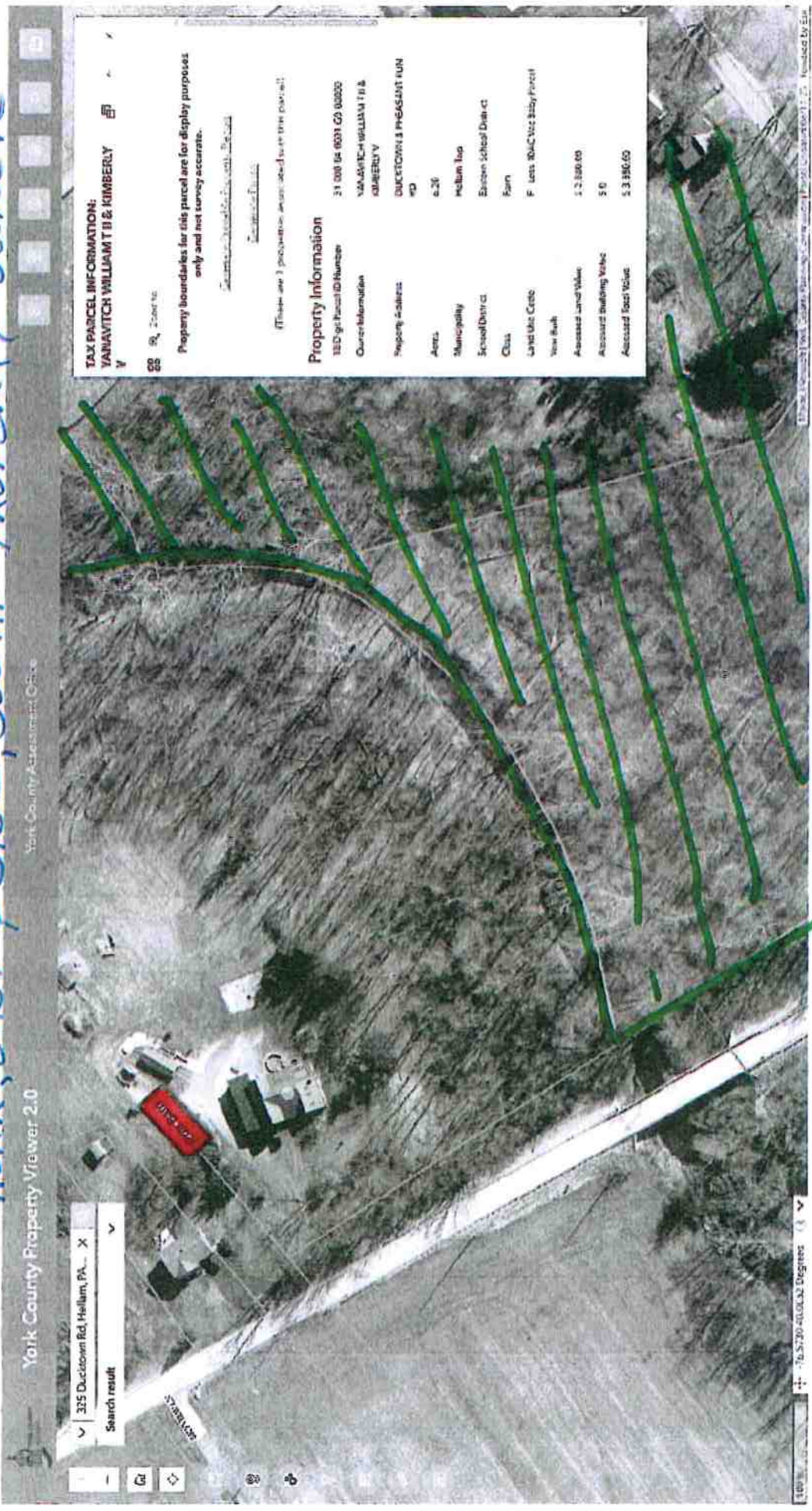
There are 1 assessments associated with this parcel:

Property Information

14 Digit Parcel ID Number	31 000 04 0077 00 0000
Owner Information	KAUFFMAN KRISTEN D
Property Address	125 DUCKTOWN RD
Acres	174.55
Municipality	Heliam Twp
School Dist. #1	Eastern School Dist #2
Class	Rural
Land Use Code	P - Single A General Farming
Year Built	1960
Assessed Land Value	\$ 132,210.00
Assessed Building Value	\$ 261,810.00
Assessed Total Value	\$ 394,020.00

Tax Information

REAR, EAST & SIDE, SOUTH PROPERTY OWNER



TAX PARCEL INFORMATION:
YAMAVITCH WILLIAM T II & KIMBERLY

28 84, 2 cont to

Property boundaries for this parcel are for display purposes only and not survey accurate.

[Compare Parcels](#)

(These are 3 polygons overlaid over the parcel.)

Property Information

ESD parcel ID Number	31 000 04 0031 00 0000
Owner Information	YAMAVITCH WILLIAM T II & KIMBERLY
Property Address	DUCKETOWN 13 PRECINCT RUN RD
Acres	6.26
Municipality	Hellam Twp
School District	Eastern School Dist ct
Class	Farm
Land Use Code	F Less 104C Vac \$aby Forest
View Bulk	
Assessed Land Value	1 2 100.00
Assessed Building Value	50
Assessed Total Value	5 3 196.00

York County Property Viewer 2.0

325 Ducketown Rd, Hellam, PA X
Search result

100% + -0.5720 -0.0032 Degrees

Floodplain Determination – 325 Ducktown Road

Prepared by: Hellam Township Zoning Officer

Subject: Confirmation of Floodplain Status – Chapter 230 Applicability

Reference: Zone X – FEMA Panel 42133C0239F, Effective December 16, 2015

Project Location

This determination is issued for the following property:

325 Ducktown Road

York, PA 17406

Hellam Township, York County

Based on a review of the following official sources:

- Hellam Township GIS floodplain overlay, and
- FEMA FIRMette, Panel No. 42133C0239F, Effective Date: December 16, 2015

It is confirmed that the above-referenced parcel lies within FEMA Flood Zone X, and is not located within the Special Flood Hazard Area (SFHA) or any area defined as an Identified Floodplain Area under Hellam Township’s Chapter 230 – Floodplain Management Ordinance.

Applicability of Chapter 230

Pursuant to § 230-20 and § 230-38 of the Hellam Township Code:

- Zone X is not classified as a Special Flood Hazard Area (which includes only Zones A, AE, AO, AH, A1-A30).
 - Zone X is not included in the “Identified Floodplain Area” adopted for regulatory enforcement under Chapter 230.
 - Therefore, no floodplain development permit, elevation certificate, or other Chapter 230-related compliance measures are required for this site.
-

Floodplain Determination – 325 Ducktown Road

Summary of Requirements

Item	Requirement for This Site (Zone X)
Chapter 230 floodplain permit	Not required
Elevation or floodproofing reqs	Not applicable
FEMA flood insurance	Not mandatory (optional per property owner)
FEMA flood zone designation	Zone X (Panel 42133C0239F, Eff. 12/16/2015)
General zoning/building permits	Still required for development or improvements

Additional Notes

- While Zone X is not regulated under Chapter 230, applicants are encouraged to review best practices for construction in low-risk flood areas.
 - Property owners should remain aware of potential map revisions by FEMA that may affect flood zone designation in the future.
-

Attachments

- FEMA FIRMette (Panel No. 42133C0239F, Effective 12/16/2015)
 - Hellam Township GIS Map showing parcel overlay
-

Prepared by:

Jason Test

Zoning Coordinator

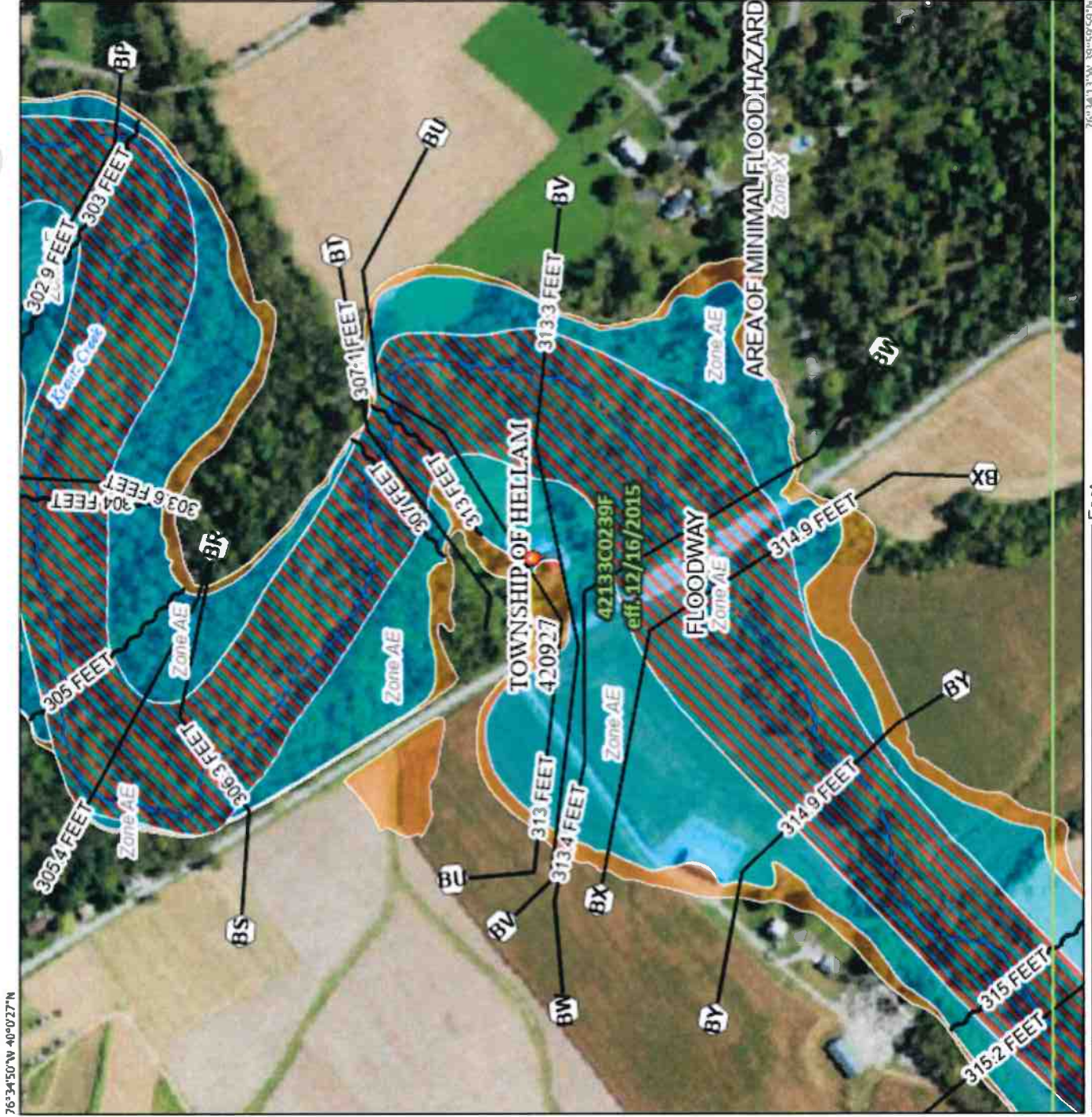
Hellam Township

Date: September 5, 2025

National Flood Hazard Layer FIRMette



76°34'50"W 40°02'27"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A1, A3, B
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

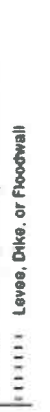
OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

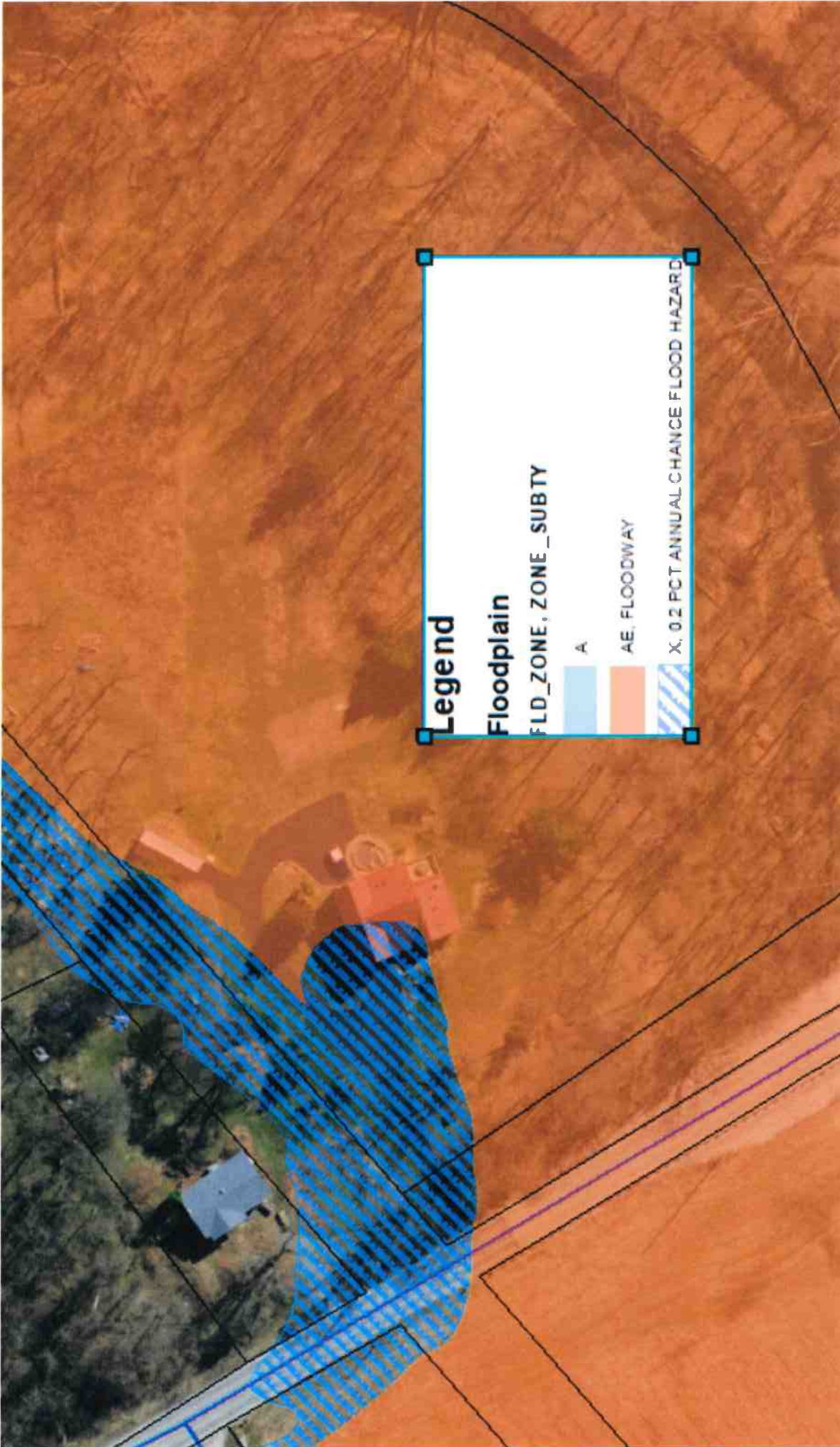
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/5/2025 at 3:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Legend

Floodplain

FLD_ZONE, ZONE_SUBTY

A

AE, FLOODWAY

X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of September 11, 2025**

1. Call to Order

The meeting was called to order at 6:00 p.m. by Vice Chairman John Kokiko
The Pledge of Allegiance was recited at 6:00 p.m.

2. Attendees

John Kokiko, Vice-Chairman
Michael Shillott
Rick Cooper
Steve Fetrow
Bob Searer
Chris Altland
Corina Mann, Township Manager
Jason Test, Zoning Officer
Shane Coolbaugh, Code Compliance Field Coordinator

3. Public Comment

No public comments were made at this time.

4. Approval of Minutes

Corrections noted:

- Correct spelling of Katina Snyder's name. Not Cantina → Should be Katina
- Note Rick Cooper’s correction regarding the “transmission lot” reference in the prior minutes.
- Section 12 should include “residential” and “rural agriculture.”
- Bob Searer was not present at the previous meeting. Remove from attendees.

Motion: Mike Shillott moved to approve the minutes with noted corrections.

Second: Rick Cooper

Vote: Unanimous approval.

5. New Business

1) Z-2025-13 — Kevin Stein (Variance)

Request: Four-foot (4') variance; one off-street space; residence is technically within the floodplain.

Discussion Highlights:

- Jason clarified the building’s location within the mapped floodplain.
- Applicant described recent “in-law” living space; primary use remains garage (Shillott confirmed it will remain a garage).
- Neighbor notification: Jason reported the adjoining neighbor raised no concerns.
- Township resident (Susan Eifert) noted an error on the agenda

HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of September 11, 2025

Action: Shillott moved to recommend approval of the variance to the Zoning Hearing Board; Altland seconded. Motion passed unanimously.

2) Z-2025-11 — Lees Lane / Johnson Development (Warehouse – Conditional Use)

Applicant: Johnson Development, **warehouse-only** (no manufacturing).

Acreage & Layout: Presentation referenced **~22 acres** within a broader **34-acre** tract

Operations: Warehouse/distribution with total employees TBD; **no manufacturing** proposed.

Ordinance Path: Conditional use review for **appropriate use** against **objective criteria**; dimensional relief to be sought separately if needed.

Key Technical Topics (Applicant/Professional Reports):

- **Traffic Impact Study (Traffic Plan Design → TPD):**
 - Studied three key nearby intersections; peak AM/PM and Saturday periods.
 - **WB US-30 off-ramp (left) delay** projected to rise **~11 seconds** on average.
 - **Signal warrants** not met under PennDOT criteria; **monitoring agreement** proposed to trigger improvements if thresholds are reached.
 - **Lees Lane** to be **reconstructed at the site entrance**; stop-control anticipated.
 - Trip generation calculations utilized updated Institute of Transportation Engineers (ITE) rates, which the applicant described as conservative
- **Noise/Acoustics:**
 - Baseline ambient levels along US-30 considered; applicant contends traffic noise **masks** on-site operational sounds at nearby residences.
 - Commission members expressed **disagreement** and concern about **nighttime** operations and **J-brake** noise. No sound walls proposed.
- **Lighting/Glare:**
 - Fixtures to be **shielded with no spillover**, compliant with ordinance standards.
- **Stormwater/Environmental:**
 - Detailed stormwater design deferred to **land development**, but applicant asserted **no net increase** in post-development runoff per ordinance/DEP standards; floodplain restoration opportunities referenced.
 - Recognition of **Kreutz Creek's** sensitivity and downstream resources; requests for enhanced riparian buffering and best-practice spill controls.

Commission Questions & Discussion:

- **Truck Routing & J-Brakes:** Concerns about WB US-30 off-ramp, **J-brake** noise, trucks mistakenly continuing past Lees Lane and routing onto local roads (e.g., Pleasant Valley Road). Interest in **"No Trucks"** designation on Pleasant Valley Road and **state-level J-brake** restrictions.

HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of September 11, 2025

- **Crash History:** Request to incorporate **crash analysis**; applicant’s engineer indicated willingness to supplement.
- **Queueing/LOS:** Clarification on **Level of Service** grading and delay ranges; some movements projected at a **LOS Grade E** without meeting signal warrants; discussion of whether **lesser geometric** improvements might be justified despite no signal warrant.
- **Parking/Idling:** About **50 trailer spaces** on site; commitment to **manage idling** and provide on-site staging to deter shoulder parking or neighborhood layovers.
- **Trails/Horn Farm:** Interest in **trail connections** and potential linkages with **Horn Farm**; subdivision adds complexity but applicant open to continued discussion.
- **Utilities/Fire:** Water available; coordination in process for **sewer main extension** and capacity with the authority; warehouse is **not a heavy** water/sewer user.
- **Environmental Safeguards:** Requests for **expanded riparian buffers**, spill prevention/response planning for **diesel/oils**, and careful design of any **stream crossing/abutments**.

Public Comment:

- **Bob Christ (Hellam Township):** Risks of trucks missing the Lees Lane turn; signage size/placement; noise from switcher tractors; lighting spill; flood/runoff entering **Kreutz Creek**; asked whether traffic counts covered **school in-session** periods (TPD: **May 2025**, school in session).
- **Darlene Christ (Hellam Twp):** Claims that the counts didn’t reflect trucks turning **north**; predicted backups in multiple directions; frequent **J-brakes**; overnight **truck parking** near homes; requested robust enforcement and staging on-site.
- **Susan Eifert (resident north of site):** Existing noise is “already terrible”; fears **stacking** and blocked egress; offered to show video of trucks snagging guardrails.
- **John Eifert (Hellam Twp):** Cited **PennFuture Logistics (2023)** and **York County model ordinance**—urged updating Township standards for modern distribution centers; suggested **tabling** until ordinance modernization.
- **Stephanie Heisy (Hellam Twp):** Asking for “**No Trucks**” on Pleasant Valley Road; multiple hits on a telephone pole; disputes that ambient traffic masks beeping.
- **Alexis Campbell (Horn Farm):** Asked who evaluates **current conditions** (answer: **PennDOT** role); sought clarity on responsibility for off-site impacts.
- Additional residents echoed concerns about **noise, idling, spill control, nighttime operations, and neighborhood character**.

Motion:

Shillott moved to **recommend approval** of the **conditional use**, subject to conditions including (as discussed on the record):

1. **Trail Connectivity:** Establish a connecting trail from the Horn Farm to the subject property.
2. **Public Parking:** Provide a public parking area (final size to be determined).
3. **Public Transportation Access:** Install a bus stop with a gazebo-style shelter and seating.

HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of September 11, 2025

4. **Stormwater Management:** Implement stormwater improvements to mitigate flooding, in coordination with the Township Engineer and the project's stormwater engineering firm.
5. **Riparian Buffer:** Engage in discussions and planning regarding protection and enhancement of the riparian buffer.
6. **Traffic Monitoring Agreement:** Enter into a monitoring agreement with the Township to evaluate traffic impacts for a period of five years following build-out completion.
7. **ELA Letter Response:** Provide a formal response addressing the issues raised in the ELA (Environmental Letter of Assessment).
8. **Route 30 WB Ramp:** Consider the addition of an extra lane at the westbound Route 30 ramp to improve traffic flow.
9. **Oil and Contaminant Controls:** Address plans for oil, diesel, and other contaminant control and prevention on site.
10. **Truck Idling:** Include measures to manage and restrict truck idling on the property.

Second: Cooper.

Vote: Motion failed (3-3) — Opposed: Kokiko, Altland, Searer. **In favor:** Cooper, Fetrow, Shillott.

Result: No recommendation forwarded to the Board of Supervisors at this time. The Commission requested the applicant continue working with staff/engineers on traffic, noise, environmental safeguards, and enforceability details.

6. Old Business

Old Business was not discussed.

7. On-Going Business

Z-2025-11 will move forward to the Board of Supervisors for a vote without a recommendation from the Planning Commission

8. Adjournment

Motion: Kokiko

Seconded: Altand

Unanimous approval

Respectfully Submitted,



Jason Test

Zoning Officer