

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of October 23, 2025**

1. Opening Agenda

- **Call to Order:** Meeting called to order at **6:00 PM** by Chair **Steven Fetrow**.
- **Pledge of Allegiance** was recited.

Attendees

- Steven Fetrow
- Robert Searer
- Devin Winand
- John Kokiko
- Rick Cooper
- Mike Shillott
- Corina Mann
- Jason Test
- Shane Coolbaugh

Public:

- John Eiffert (Public Comment)
 - Brian (via Zoom)
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2. Public Comment

John Eiffert – Raised concerns regarding the **warehouse ordinance**, urging the Planning Commission to move forward with adopting the **York County model ordinance**.

- **Winand** noted the intent is to align the timing of warehouse and data center regulations.

John Kokiko – Asked about potential development at the **Springwood Golf Course**.

- Expressed interest in protecting local golf courses and inquired whether the property had been purchased by a developer.
- **Shillott** clarified that under MU2 zoning, only a mini-warehouse would be permitted; the Township has received no official notice of a sale.

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- **Fetrow** and **Winand** discussed exploring possible protections for the property, acknowledging limits to Township authority regarding individual parcels.
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3. Approval of Previous Minutes

October 9, 2025 Draft Minutes

- **Corrections:**
 - Adjusted “lock box” wording.
 - Changed “250 feet” to “150 feet.”
 - **Motion:** Shillott
 - **Second:** Kokiko
 - **Motion Approved.**
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4. Old Business

Solar Ordinance Review

The Planning Commission continued discussion of the draft **Solar Energy Ordinance**, focusing on permitted use vs. conditional use and public input mechanisms.

- **Rick Cooper** inquired whether certain sections would fall under SALDO (Section Y).
- **Fetrow** opposed the current draft, stating it opens the entire township to large-scale solar and removes opportunities for public objection.
- **Winand** echoed concerns that the ordinance lacks a vehicle for public participation.
- **Corina Mann** clarified that large-scale solar would still require a land development plan but not a conditional use hearing.
- **Cooper** emphasized that conditional uses must be based on objective standards.
- **Winand** and **Searer** stressed the importance of public input to maintain transparency and trust.

Key Discussion Points:

- Whether to **prohibit large-scale solar in the RA (Rural Agricultural) Zone.**
- **Fetrow** and **Winand** expressed strong reservations about permitting solar in RA due to its agricultural and scenic character.
- **Shillott** cautioned against broadly limiting landowners’ rights to use solar as a means to sustain farms.

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- **Mapping Considerations:** Discussion of **transmission lines, substation proximity**, and the feasibility of project siting east of Ducktown Road and between Strickler's School Road and Wrightsville.
- **Terminology:** Suggestion to include the word "existing" when referencing power infrastructure.
- **Rick Cooper** recommended focusing on objective, enforceable restrictions.
- **Brian (Zoom)** provided input on **substation maps** and clarified that smaller projects cannot feasibly tie into transmission lines.
- **Jason Test** offered to request updated GIS mapping from York County showing ¼, ½, and 1-mile distances from substations and transmission lines.

Consensus Points:

- Further review needed on RA zone inclusion/exclusion.
 - Agreement to finalize the solar ordinance at the next meeting.
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5. New Business

Data Center Ordinance

- **Fetrow** reported growing development pressure from data center projects and recommended prioritizing the creation of a **data center ordinance**.
- Noted that **there is currently no definition for data centers** in Township zoning.
- **Corina Mann** suggested adopting a model ordinance now and refining it later.
- **Winand** agreed the commission is close to finishing solar and can pivot to data centers next.
- **Mike Shillott** emphasized using the spreadsheet approach to expedite drafting.
- **Jason Test** noted the **Zoning Officer currently lacks authority over data centers** until a definition is in place.

Other Ongoing/Upcoming Ordinance Work

- **Logistics/Warehouse Ordinance:** Continue review of York County model.
 - **Signs Ordinance:** To be revisited.
 - **EAC Checklist:** Ongoing development.
 - **Riverland 1 & 2 Ordinance:** Continued review.
 - **Understanding the Township:** Continued effort to validate prior research and data.
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6. Reports

- One **variance request** noted near the river area.
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7. Upcoming Meetings

- **Next Planning Commission Meeting:** November 13, 2025
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8. Adjournment

- **Motion to Adjourn:** Searer
 - **Second:** Fetrow
 - **Meeting Adjourned at 8:18 PM**
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Respectfully Submitted,

Jason Test
Zoning Officer