



Hellam Township Board of Supervisors Conditional Use Application Briefing

PH-A

Application Number: Z-2025-08
Applicant(s): Eastern York School District
Property Owner(s): Eastern York School District
Property Location: 670 Cool Creek Road

BOS Hearing Date: July 17, 2025
Tax Map Parcel: KL-33
Lot Size: 10.6 Acres
Zoning: RA

Project Narrative:

The applicant is requesting a conditional use approval pursuant to §490-12.C(22) and 490-115 to permit a public school (intermediate school) in the Rural Agricultural Zone.

Attached Exhibits:

- Zoning Hearing Application (received June 2, 2025).
- Zoning Hearing Application Z-2020-03 decision dated June 9, 2020
- Planning Commission Meeting Minutes dated June 12, 2025

Property Characteristics:

- The subject property is located in the north east quadrant of Cool Creek Road and Mt. Pisgah Road. The property is also bound by Almoney Road on the south end.
- The majority of the property is located in the steep slope overlay zone.
- Adjacent properties:

	Use	Zoning
North	Residential and Agriculture	RA
East	Residential and Church	RA
South	School	RA
West	Residential	RA

Conditional Use Provisions

According to the Conditional Use application submitted, the applicant reports the following:

- Comply with all applicable provisions and be consistent with the purpose and intent of the Zoning Ordinance:** The proposed use is identical to the use of the property bordering the subject property to the southeast and have no adverse impact on surrounding properties of the RA Zone generally.
- Not detract from the use and enjoyment of adjoining or nearby properties:** Stormwater facilities will be included in the proposed project and requirements for stormwater facilities will be addressed in the Land Development Plan, which will alleviate any runoff concerns. The project as present by the Applicant includes parking sufficient to meet zoning requirements and two ways of ingress/egress into the school for traffic.
- Not substantially change the character of the subject property's neighborhood:** The conditional use is consistent with the uses of properties in the RA Zone and, more specifically, the neighborhood. Both the middle school and high school are located on

parcels either directly adjacent or near the subject property. The subject property has been used as a practice athletic field for many years, so it is currently used for school purposes. Vegetative buffers will be used where appropriate to maintain the aesthetic of the subject property in comparison to surrounding properties.

4. **Have adequate public facilities available to serve the proposed use:** The Property has adequate public water available through the York Water Company, and adequate public sewer capacity has been reserved with the Wrightsville Borough Municipal Authority. The Property is easily accessible by emergency services from Cool Creek Road.
5. **Comply with requirements for development within the Floodplain Overlay Zone:** The property is not located within the floodplain or the floodplain overlay zone
6. **Comply with those criteria specifically listed in Article 4 and all other applicable regulations contained in the Zoning Ordinance:**

Article IV requires the following for criteria for schools:

- A. Availability of water supply and sewage disposal: As noted in the response above, adequate public water is available and sewer capacity has been reserved.
- B. All off-street parking lots shall be set back 25 feet and screened from adjoining property lines: Applicant is requesting a variance regarding the 25 foot requirement, instead asking to be permitted to use a setback of 14 feet. All off-street parking lots will be screened by vegetative buffers.
- C. All buildings shall be set back at least 100 feet from any adjoining land within a residential zone: The Property is not in a residential zone, and neither are any of its adjacent properties, hence this clause does not apply.
- D. Outdoor play area shall be provided at a rate of 65 S.F. per individual enrolled: the Applicant is seeking a variance regarding the 65 S.F. per student requirement. The play area will be enclosed for the safety of the students as shown in the plans submitted with the application.
- E. Enrollment shall be defined as the largest number of students on the site at any one-time during a seven-day period: that applicant anticipates enrollment to be between 300-500 students, but for zoning purposes estimated maximum student capacity of 750.
- F. Passenger drop-off and pickup areas shall be provided and arranged so that students do not have to cross traffic lanes on or adjacent to the site: the plans provided with the application so that there will be a bus loop for student drop off and pick up and traffic will flow in such a way that students will not have to cross traffic at either drop-off or pickup.

7. **Not substantially impair the integrity of the Township's Comprehensive Plan:** The 2002 Comprehensive Plan noted the need for space for Applicant, and specifically stated that "Hellam Township, in its comprehensive planning efforts, is aware of current and future expansion of school facilities in the school district and must plan for development opportunities to accommodate reserve needs of the school district." Therefore, permitted the construction of a new school will further the goals of the Comprehensive Plan.

Planning Commission Recommendations:

The Planning Commission reviewed this application at their meeting on June 12, 2025, meeting minutes are attached hereto as **Exhibit C**. Discussions were held concerning the following. The Planning Commission asked about the structure being three stories and if this was necessary. The School Representatives stated that having three stories reduces the school's overall footprint. The School Representatives stated that the school design does consider the grading and elevation constraints. Public comments raised concerns about traffic safety, stormwater impacts, and neighborhood compatibility. The Representatives stated access design and traffic circulation are currently under review by Penn-DOT and will be subject to Penn-DOT approval. Additionally, the Representatives stated that they feel the stormwater concerns have been address and that stormwater concerns and controls will be address during the land development phase.

A motion was made by Mr. Kokiko to recommend approval of Zoning Case Z-2025-08 to the Board of Supervisors. The motion was seconded by Mr. Cooper.

Motion passed 6-1 with Mr. Shillott dissenting.

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.

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PLANNING COMMISSION MEETING
Minutes of June 12, 2025

1. Call to Order

The meeting was called to order at 6:00 PM by Chairman Devin Winand. The Pledge of Allegiance was recited.

2. Attendees

- Devin Winand, Chairman
 - John Kokiko, Vice-Chairman
 - Michael Shillott
 - Rick Cooper
 - Bob Searer
 - Steve Fetrow (via Zoom)
 - Adrienne Johnson (via Zoom)
 - Corina Mann, Township Manager
 - Jason Test, Zoning Officer
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3. Public Comment

Public comment was reserved for agenda items. No unrelated public comments were offered at the beginning of the meeting.

4. Approval of Minutes

Minutes from the May 2025 meeting were not available and will be reviewed at the next meeting.

5. New Business

Zoning Case Z-2025-06 – Special Exception for 5998 Susquehanna Plaza Drive (CoreHaus LLC)

No representatives were present for the application. The applicant had been advised of the meeting date. Due to the applicant's absence, and a traffic incident possibly affecting attendance, the matter was acknowledged and deferred without discussion or action.

Zoning Case Z-2025-07 – Special Exception Request by Allison Crane & Rigging (Lincoln Highway and Poe Lane)

Representatives Nate Mazzante, Sean Lockley, and Larry Allison (via phone) presented a request for a special exception to allow temporary outdoor storage of cranes and materials on-site for a future development.

Discussion highlights included:

- Equipment and materials will be used in connection with a planned building.

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- On-site maintenance (e.g., oil and tire changes) will occur and be managed with proper containment.
- The applicant agreed to install a concrete pad with an oil/water separator for these activities.
- Arborvitae screening along Poe Lane will be replaced or supplemented.
- Public concern regarding aesthetics and environmental impact was noted.
- Poe Lane will not be used for regular access; the gate will remain locked except for emergency use.
- The applicant agreed to a one-year time limit for the special exception.

Motion: Mr. Shillott moved to recommend approval of the request to the Zoning Hearing Board with the following conditions:

1. Installation of a concrete pad with an oil/water separator before any on-site maintenance occurs.
2. Installation or restoration of a compliant riparian buffer.
3. No regular access from Poe Lane.
4. The Poe Lane gate shall remain locked, with emergency access only.
5. The special exception shall expire on July 1, 2026.

Second: The motion was seconded and approved unanimously.

Zoning Case Z-2025-08 – Conditional Use for Eastern York School District

Representatives from Eastern York School District, including attorney Dave Jones and the project's architects and engineers, presented plans for a new intermediate school at 670 Cool Creek Road for grades 3–5.

Discussion highlights included:

- The proposed 3-story structure is designed to reduce the building footprint, making the height variance necessary.
- The site layout includes circulation plans separating parent drop-off from bus stacking areas.
- Design considerations addressed grading and elevation constraints.
- Public comments raised concerns about traffic safety, stormwater impacts, and neighborhood compatibility.
- The applicant also noted that access design and traffic circulation are currently under review by PennDOT. Final site access and improvements will be subject to PennDOT approval.

Action:

A motion was made by Mr. Kokiko to recommend approval of Zoning Case Z-2025-08 to the Board of Supervisors. The motion was seconded by Mr. Cooper.

Vote: Motion passed 6–1, with Mr. Shillott dissenting.

Zoning Case Z-2025-09 – Variance Requests for Eastern York School District

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The Planning Commission reviewed the following variance requests associated with the proposed intermediate school:

- **§490-12(L) – Impervious Surface Ratio**
Motion: Not to recommend approval
Made by: Mr. Shillott
Seconded by: Mr. Kokiko
Vote: Passed unanimously
Reason: The Commission expressed that areas with slopes greater than 25% should be deducted from the net developable area, which would affect the impervious surface calculation.
- **§490-12(G) – Building Height**
Motion: To recommend approval
Made by: Mr. Kokiko
Seconded by: Mr. Shillott
Vote: Passed unanimously
- **§490-115(B) – Parking Setback**
Motion: To recommend approval
Made by: Mr. Shillott
Seconded by: Mr. Cooper
Vote: Passed unanimously
- **§490-115(D) – Play Area Requirements**
Motion: To recommend approval
Made by: Mr. Shillott
Seconded by: Mr. Cooper
Vote: Passed 6–1, with Dr. Johnson dissenting
- **§490-21(F)(1)(A) – No Disturbance on Slopes Greater Than 25%**
Motion: To recommend approval
Made by: Mr. Shillott
Seconded by: Mr. Cooper
Vote: Passed unanimously

6. Old Business

There was no old business discussed at this meeting.

7. Adjournment

There being no further business, the meeting adjourned at 8:10 PM.

Respectfully Submitted,

Jason Test
Zoning Officer

**HELLAM TOWNSHIP BOARD OF SUPERVISORS
YORK COUNTY, PENNSYLVANIA**

**IN RE: EASTERN YORK SCHOOL DISTRICT
670 COOL CREEK ROAD (PARCEL NO. KL-33)**

APPLICATION NUMBER: Z-2020-03

DECISION

NATURE OF APPLICATION

The Applicant requests a conditional use pursuant to Section 490-12(C)(22) of the Zoning Ordinance of Hellam Township to permit the construction of an intermediate public school on the subject property.

HEARING

A hearing was held by the Hellam Township Board of Supervisors at 6:30 PM on Thursday, June 4, 2020, at the Hellam Fire Company, Station 21, 163 East Market Street, Hallam, Pennsylvania. The Superintendent of Eastern York School District, Mr. Joseph Mancuso, the District's consulting engineer, Mr. Marc Kurowski, and the District's Solicitor, Ms. Sarah Doyle, all appeared before the Board to present evidence in support of the Application. Based upon the testimony and evidence presented, the Board makes the following findings of fact and conclusions of law.

FINDINGS OF FACT

1. The Applicant is Eastern York School District (the "School District"), the record owner of real estate located at 670 Cool Creek Road, at the corner of Mt. Pisgah Road, Parcel No. KL-33 (the "Property") in the Township.
2. The Applicant is seeking a conditional use to allow public intermediate school to be constructed and operated upon the Property.
3. The Property is comprised of 10.6 acres and is located within the Rural Agricultural Zone.

4. The Zoning Officer submitted her Conditional Use Application Briefing to the Board in advance of the hearing, and the Board, without objection from the Applicant or any other person in attendance, accepted the information contained therein, including the Application and related materials submitted by the Applicant to the Zoning Officer, to be accurate, true and correct.
5. The Property is adjacent to the School District's high school and middle school campus, and is currently used by the School District as an athletic practice field, with a part of it leased to a farmer for cultivation, and is not located within any designated flood plain.
6. The proposed school will be a 3-story u-shaped building, with parking areas and access drives, and with an outdoor play area, and will be intended to house grades 3 through 5 enrolled throughout the School District.
7. Anticipated enrollment is anticipated to be between 300 and 400 students.
8. All off-street parking lots to be constructed on the Property will be set back at least 25 feet from, and will be screened from, adjoining properties.
9. The proposed school will not be adjacent to any adjoining land within a residential zone.
10. The Hellam Township Zoning Hearing Board, in case No. 2020-02, granted certain variances to the School District for this Property, including a variance from the requirements of Section 490-115(D) relating to the size and location of outdoor play areas. The proposed outdoor play area is being designed in accordance with the terms of that variance.
11. The Property has adequate public water available through the York Water Company, and adequate public sewer capacity has been reserved with the Wrightsville Borough Municipal Authority.
12. The Property is easily accessible by emergency services from Cool Creek Road and from Mt. Pisgah Road.
13. The proposed school is being designed so that passenger drop off and pick up areas are arranged to prevent students from crossing lanes of traffic.
14. Christine Sowers appeared, was sworn-in, and questioned the variances granted by the Zoning Hearing Board. Mrs. Sowers also raised concerns about stormwater runoff to be created by the new construction. Mr. Kurowski explained to her that all stormwater issues, planning and permitting would be addressed during the land development phases of this project, all in accordance with applicable laws, regulations and ordinances.
15. Laurie Lehman appeared, was sworn-in, and questioned the necessity of the new school, raised the issue regarding the difficulty of transporting students from all over the School District to the new school, and raised the issue of traffic congestion that may be caused by the increased attendance at the existing campus.

CONCLUSIONS OF LAW

1. Under Section 490-12(C)(22) of the Township Zoning Ordinance, a public school permitted as a conditional use in the Rural Agricultural Zone.
2. Section 490-115 of the Zoning Ordinance imposes the specific conditions applicable to any proposed public school to be located within the Rural Agricultural Zone:
 - A. The applicant shall demonstrate the availability of adequate water supply and sewage disposal;
 - B. All off-street parking lots shall be set back 25 feet and screened from adjoining property lines;
 - C. All buildings shall be set back at least 100 feet from any adjoining land within a residential zone;
 - D. If education is offered below the college level, an outdoor play area shall be provided, at a rate of 65 square feet per individual enrolled. Off-street parking lots shall not be used as outdoor play areas. Outdoor play areas shall not be located within the front yard and must be set back 25 feet from all property lines. Outdoor play areas shall be completely enclosed by a minimum four-foot-high fence and screened from adjoining residentially zoned properties;
 - E. Enrollment shall be defined as the largest number of students on the site at any one time during a seven-day period; and
 - F. Passenger dropoff and pickup areas shall be provided and arranged so that students do not have to cross traffic lanes on or adjacent to the site.
3. The Board concludes that the proposed intermediate public school meets all of the specific criteria set forth in Section 490-115, as illustrated by the Findings of Fact set forth above.
4. The Board concludes Mrs. Sowers and Mrs. Lehman made only general allegations of potential disruption to the subject neighborhood, and that neither presented any specific evidence that the proposed use of the Property would violate any of the general criteria applicable to conditional uses under the Zoning Ordinance, and that therefore they did not meet their burden of proof under applicable law.
5. The Applicant, therefore, is entitled to approval of the requested conditional use.

DISPOSITION OF CASE

Accordingly, it is the decision of the Hellam Township Board of Supervisors by a vote of 5 to 0 that Application Z-2020-03 for a conditional use to allow an intermediate public school upon the Property is hereby GRANTED.

ATTEST:

BOARD OF SUPERVISORS OF
HELLAM TOWNSHIP:

Corina Mann, Secretary

BY: _____
Philip K. Smith, Chairman

Date: _____