



Hellam Township Board of Supervisors Conditional Use Application Briefing

PH-A

Application Number:	Z-2025-12	BOS Hearing Date:	September 4, 2025
Applicant(s):	SWF Industrial Inc. c/o Brian Reider COO	Tax Map	LL-50
Property Owner(s):	SWF Real LLC c/o Brandon Stanchock Managing Member	Parcel:	
Property Location:	6287 Lincoln Highway	Lot Size:	17.5 Acres
		Zoning:	Commercial/Industrial

Project Narrative:

Applicant is requesting a conditional use of 490-16.C(19) to allow an expansion of the existing manufacturing facility.

Attached Exhibits:

- Zoning Hearing Application (August 4, 2025)
- Planning Commission Meeting Minutes (August 14, 2025)

Property Characteristics:

- The subject property contains 17.5 acres located in the Commercial/Industrial.
- SWF Industries Inc facility is located on the parcel
- Adjacent properties:

	Use	Zoning
North	Commercial	CI
South	Residential & Agriculture	MU-2 & RA
West	Agriculture	RA
East	Agriculture	CI

- Potential warehousing located to the east of this location.
- Potential church and or warehousing located to the south of this location

Specific Criteria

490-87 Manufacturing, storage, warehousing and/or wholesale trade

- Detailed written description of the following:
 - The nature of the on-site processing operations, the materials used in the process, the products produced, and the generation and methods for disposal of any wastes and/or by-products. In addition, the applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with state and federal regulations;
 - The total number of employees on each shift, and an overall needed site size;

- C. Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish expert evidence that the impacts generated by the proposed use fall within acceptable levels as regulated by applicable laws and ordinances; and
 - D. A traffic impact report prepared by a professional traffic engineer, according to the requirements of Article IV of Chapter 430, Subdivision and Land Development.
2. Any use requiring more than domestic water supply and/or residential sewage disposal requires public sewer and water.

Conditional Use Provisions

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

1. **Comply with all applicable provisions and be consistent with the purpose and intent of the Zoning Ordinance:**

The Subject Property is zoned C/I, Commercial / Industrial, which, by Ordinance, is intended "to provide for a wide variety of community and highway-oriented commercial and industrial uses at suitable locations." Additionally, the Ordinance indicates "lands zoned Commercial / Industrial are to have major road access and be served with public water and sewer." The current/proposed use and the Project Site will continue to comply with the above purpose and requirements, as well as other requirements within the Zoning Ordinance. Refer to the enclosed Schematic Site Plans for additional information regarding zoning requirements.

2. **Not detract from the use and enjoyment of adjoining or nearby properties:**

Existing surrounding properties to the East, South, and West primarily consist of agricultural lands, including a few farmhouses. The property immediately East of the Project Site is also zoned C/I and we understand there are plans underway for a proposed industrial development on that site. The North side of the site is bounded by an existing Dollar General store and a vacant lot that is also zoned C/I. The Wright's Crossing Park is located immediately northeast of the Project Site, on the northeast side of Cool Springs Road. An existing single family detached residence adjoins the Project Site at its southwest corner. It's our understanding that a proposed Church is planned for the property located immediately South of the SWF Site, on the South side of Lincoln Highway. The existing manufacturing facility is set back approximately 300 feet from Lincoln Highway and the proposed facility expansion will be located on the North side of the existing facility, given these conditions, the existing zoning and use of surrounding tracts, as well as the current use of the Subject Site, the proposed use will not be detrimental to the surrounding properties.

3. **Not substantially change the character of the subject property's neighborhood:**

As noted above, SWF has been operating at this location for approximately 15 years and the proposed expansion use will be in conformance with the current use. The Property's

neighborhood contains an existing industrial park, Wright's Crossing, an existing Dollar General Store, as well as adjoining Commercial /Industrial zoned lands to the North and East. The subject property has frontage along a major thoroughfare, Lincoln Highway (S.R. 0462), and is within close proximity to U.S. Route 30. Existing and proposed landscape buffers will be provided and/or maintained to screen the proposed facility expansion from the limited existing adjacent residences. Based upon the above, the proposed use will not substantially change the character of the neighborhood.

4. **Have adequate public facilities available to serve the proposed use:**

Schools — This proposed expansion to the existing industrial use will not have a negative impact on schools, as it will not generate additional students. The use will, however, generate property tax revenue for the School District.

Fire Protection — The Project Site is situated in close proximity to Wrightsville Borough Fire Company, which provides fire protection for this area. Major thoroughfares provide convenient access to the Site for fire protection equipment and personnel and the site will be designed to provide adequate access around the building expansions for fire protection equipment as well. There is an existing fire hydrant on the west side of Blessing Lane, just Northeast of the existing SWF building. Also, the proposed building expansion will be designed to applicable fire protection building codes.

Police Protection — The Project Site is situated in close proximity to the Hellam Township Police Department, which provides police protection for this area. Major thoroughfares provide convenient access to the Site for Police Dept. personnel. It is not anticipated that the proposed Project will significantly impact the existing Police protection services provided to the area.

Ambulance Protection — The Project Site is situated in close proximity to Hellam Borough and the Eastern York County Emergency Medical Services, as well as Wrightsville Borough, and the Canadochly Valley Ambulance Club, which could both provide ambulance service to this area. Major thoroughfares provide convenient access to the Site for ambulance services and personnel. It is not anticipated that the proposed project will significantly impact the existing ambulance protection services provided to the area.

Sanitary Sewer Service — The project site and existing SWF facility are currently served by a public sanitary sewer service provided by the Wrightsville Borough Municipal Authority. The proposed building expansion will be connected to the existing public sewer system, through an internal connection to an existing lateral that currently connects to the existing 9' dia. public sewer main, and/or through a new connection to the existing 8" dia. public sewer main located in Blessing Lane.

Proposed sewage flows will be tributary to and treated at the Wrightsville Borough Municipal Authority Wastewater Treatment Plant. Lori Harmer, Business Manager of the Authority, and Nathan J. Hardman, P.E. at C.S. Davidson have indicated that adequate sewage capacity is available

Water Service – The Project Site and existing SWF facility are currently served by a public water service provided by the Wrightsville Bourgh Municipal Authority. The proposed building expansion will be connected to the exiting public water system, through an interbuilding connection to an existing service line that currently connects to the 6" dia. public water main, and/or through an new connection to the exiting 6" dia. water main located in Blessing Lane.

Other Utilities – Electric, telecommunication and natural gas services required for the proposed building expansion will be connected to the exiting systems. Natural gas services located along Blessing Lane or internally through the existing building will be used

Vehicle Access – Vehicular access to the proposed building expansions will be provided through existing driveway connections and one new driveway connection to Blessing Lane. Proposed plans include improvements to Blessing Lane that are consistent with the prior improvements made to Blessing Lane that were completed with the existing SWF facility.

Refer to enclosed Traffic Impact Study, dated July 2025, prepared by TRG, Inc.

5. Comply with requirements for development within the Floodplain Overlay Zone:

The use is not located in the floodplain

6. Comply with those criteria specifically listed in Article 4 and all other applicable regulations contained in the Zoning Ordinance:

Refer to page 5 of the applicant's letter accompanying the application the lists in detail how the project will comply with Article 4 and all other applicable regulations

7. Not substantially impair the integrity of the Township's Comprehensive Plan:

This project is in conformance with the Township's Comprehensive Plan. The Commercial/Industrial Zone is designated for higher intensity commercial and/or industrial uses in areas of the Township close to major collectors and away form rural/agricultural areas. The proposed SWF expansion will meet this objective based on existing zoning.

Planning Commission Recommendations:

The Planning Commission reviewed this conditional use application at their meeting on August 14, 2025. Meeting minutes are attached hereto as Exhibit B. The proposal involves a site expansion that would increase impervious surface coverage from 30% to 58%, utilizing Transferable Development Rights (TDRs). A traffic study was submitted, which concluded that no degradation in level of service is anticipated. The applicant also confirmed access to public water and sewer services.

Additional information was provided regarding anticipated workforce expansion, with the business intending to increase from approximately 100 employees to 200. Shifts will be staggered to minimize traffic impacts. Waste and environmental procedures were reviewed, including assurances that there will be no direct discharge from paint lines or oil waste into the public sewer system. The applicant stated there is no intention to lease any portion of the expanded facility to third parties.

During public comment, Mr. Bruce Quickel raised concerns related to drainage and ongoing tree maintenance on the site.

Mr. Shillott made a motion to recommend approval of the conditional use request. Mr. Kokiko seconded. The motion passed unanimously.

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.

HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of August 14, 2025

1. Call to Order

The meeting was called to order at 6:00 p.m. by Chairman Devin Winand.
The Pledge of Allegiance was recited at 6:01 p.m.

2. Attendees

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

3. Public Comment

There was no public comment at 6:02 p.m.

4. Approval of Minutes

There were no minutes to approve.

5. New Business

A. Z-2025-10 - Variance - 245 Campbell Road, KJ-107-A0, Advanced Fluid Systems

The presentation was postponed due to the presenter not being in attendance.

B. Z-2025-11 - Conditional Use - 4974 Lees Lane, KK-40, Johnson Development

Key Points:

- Traffic study was not available at the time of the meeting; was submitted only days earlier.
- Concerns raised regarding truck traffic, road capacity, bridge access, stormwater, riparian buffer, and potential environmental impact.
- Several board members, including Steve, Mike, and John, raised specific questions about traffic patterns, dock door counts, parking, public access, and noise concerns.
- Developer's team (Attorney Riley Noetzel, Engineer Joe Stein, Traffic Engineer Jason Wheeler) responded that further details would be resolved during land development.
- Public comments raised concerns about:
 - Impact on Horn Farm Center operations and mission. (letter submitted)
 - Noise, light, traffic pollution.
 - Preference for other development types.
 - Distrust in PennDOT's ability to address traffic issues.
- Traffic study assumes a general warehouse; conditions may require re-evaluation once a tenant is identified.

HELLAM TOWNSHIP
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- Discussion concluded with motion by John, seconded by Mike, to **defer the decision** until the next meeting due to the **incomplete traffic study**.
 - Motion passed unanimously.

C. Z-2025-12 - Conditional Use - 6287 Lincoln Highway, LL-50, SWF Industrial Inc

Project: Expansion of manufacturing and office facility

Key Points:

- Expansion to increase impervious surface from 30% to 58% using TDRs.
- Traffic study submitted; no degradation of service expected.
- Public water and sewer access.
- Business intends to double workforce (from ~100 to ~200).
- Staggered shifts expected to minimize traffic impact.
- Waste and environmental practices explained; no direct sewer discharge from paint lines or oil waste.
- No intention to lease expanded space.
- Public comment (Bruce Quickel) raised drainage and tree maintenance concerns.

Motion:

- Mike motioned to recommend approval; John seconded.
- **Unanimous approval** of the conditional use request.

6. Old Business

Old business was skipped due to time constraints.

A. Solar Ordinance

7. On-Going Business

Ongoing business was skipped due to time constraints.

- A. Solar Ordinance
 - B. Logistics/Warehouse Ordinance
 - C. Signs
 - D. EAC Checklist
 - E. Riverland 1 & 2 Ordinance
 - F. Understanding the Township (review of prior research and tasks to continue and validate research)
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PLANNING COMMISSION MEETING
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8. Adjournment

Mike moved to adjourn the meeting at 7:59 PM. The motion carried.

Respectfully Submitted,

Shane Coolbaugh

Shane Coolbaugh
Code Compliance Field Coordinator

DRAFT