



Hellam Township Planning Commission Conditional Use Application Briefing

Application Number:	Z-2025-11	PC Meeting Date:	August 14, 2025
Applicant(s):	Johnson Development Associates Inc	Tax Map Parcel:	KK-40-00
Property Owner(s):	Bridget McAuliffe, Beth Pinto, Wendy Deimler, Thomas Thornton Joint Ventures	Lot Size:	34 Acres (Total) 22.72 Acres for Lot 1
Property Location:	4974 Lees Lane	Zoning:	Kreutz Creek Interchange Zone (KCI)

Project Narrative:

Applicant is requesting a conditional use to allow a warehouse within the Kreutz Creek Interchange District. This is a 250,000 square foot warehouse with 70 docks, 51 trailer parking spaces and 178 associated passenger vehicle parking spaces. This is part of an integrated development with an additional 12 acres of the existing property, all of which will connect to Lees Lane and provide a unified development at this Interchange site.

Attached Exhibits:

- A. Zoning Hearing Application (received July 18, 2025)
-

Property Characteristics:

1. The subject property contains 34 acres located in the Kreutz Creek Interchange Zone
2. The parcel is currently unimproved and used for agriculture
3. Adjacent properties:

	Use	Zoning
North	Residential/Agriculture	RA
South	Highway	R
West	Residential/Commercial	KCI
East	Educational/Agricultural	RA

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 purpose of the Kreutz Creek interchange zone is to accommodate larger scale, high quality economic development. This area has superior vehicular access and proximity to public utilities so as to stimulate its development and use. Landscaping and buffer requirements will protect adjoining residential areas.

The property abuts Route 30 to its south; property designated Rural Agriculture to the north and east; and additional property zoned Kreutz Creek Interchange to the west, which is part of the proposed integrated development.

The minimum required lot area required is 1 acre. The proposed lot contains just over 26 acres of land.

Public utilities are required, and this development would bring public water and sewer to the site.

The maximum permitted height is 60 feet provided that each building shall be set back a distance at least equal to its height from each property line. The proposed building will not exceed 60 feet in height and will be set back over 90 feet from each property line.

The maximum lot coverage is 40% without development rights and 60% with development rights.

Applicant will either meet this requirement or will obtain appropriate zoning relief from same. The proposed lot coverage is 50%.

The minimum lot width is 150 feet. The proposed lot width is 1,282 feet.

The front setback is 50 feet, side setbacks are 25 feet, and the rear setback is 35 feet. All facilities will be well within these setback areas.

A 20-foot landscape buffer strip A is proposed along all sides of this property, and an additional buffer will be provided where the property adjoins the Rural Agricultural zoning district.

The property will have no outdoor storage, and all trash dumpsters will be located within a side or rear yard and set back at least 50 feet from adjoining lands within the Rural Agricultural zone or relief from that requirement will be obtained.

The warehouse requires parking of 1 space per employee on the two largest shifts. Based on the anticipated use of a building this size, 178 passenger car parking spaces are provided in addition to trailer parking and loading docks. This is anticipated to be more than sufficient given the typical operation of these facilities.

The property contains significant Restricted Development Overlay areas. Applicant will either comply with the requirements of that portion of the Ordinance, or it will request and receive appropriate relief from same.

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

Given the topography and natural woodlands to the north of this site, together with its proximity to arterial Route 30, the establishment of a warehouse in this location will not detract from the adjoining or nearby properties.

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

The existing woodlands to the north together with the proposed landscape buffer yard to the east will protect the adjacent Rural Agricultural zoned lands. The warehouse site will

be consistent with the KCI district to the west and Route 30 to the south.

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

This proposed development will bring public water and sewer to this site as well as other properties in the area, and there will be adequate water and sewer for that purpose.

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

This development will not be within the Floodplain Overlay zone. However, as part of the development, certain offsite floodplain and wetland restoration improvements are proposed.

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

The Applicant shall provide detailed written description of the proposed use in each of the following topics:

1. 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 waste and/or byproducts. 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.

This site is not proposed for manufacturing use and will not be engaged in the processing of materials resulting in the need for waste or byproduct disposal.

2. The total number of employees on each shift and overall needed site size.

While an end user has not been identified, based on the size of the space, it is anticipated that the number of employees on any given shift would be approximately 100. The site is adequately sized for the proposed building and use.

3. Any environmental impacts that are likely to be generated (for example, odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and the specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish expert evidence that the impact generated by the proposed use falls within acceptable levels as regulated by applicable laws and ordinance.

As the site is not being utilized for manufacturing purposes, it will not be creating odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, or solid waste, over and above any of those impacts that would be expected with any typical land development. Traffic will generate some noise, but this will be no greater than that already experienced from Route 30, which is adjacent to the property. While there will be lights on the building and in the parking lot, as required by the Township's Subdivision and Land Development Ordinance, and in accordance with that Ordinance, glare from those lights will be restricted and will not negatively impact adjoining property owners.

Stormwater from the project will be managed in accordance with the Township's Stormwater Management Ordinance and, therefore, will not adversely affect adjoining property owners.

4. A traffic impact report prepared by a professional traffic engineer, according to the requirements of the Subdivision and Land Development Ordinance.

A traffic impact report is in process and will be presented to the Township in advance of the Planning Commission meeting and the conditional use hearing.

5. Any use requiring more than domestic water supply and/or residential sewage disposal requires public sewer and water

This site will have public water and sewer.

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

This project is in conformance with the Comprehensive Plan and the Kreutz Creek Interchange District in that it is a permitted use in that zoning district allowed as a conditional use.

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.



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:

Johnson Development Associates, Inc.

ADDRESS: _____

PHONE NUMBER: _____

EMAIL ADDRESS _____

B. PROPERTY OWNER'S NAME

Bridget M. McAuliffe, Beth A. Pinto, Wendy L. Deimler and Thomas Y. Thornton, joint venturers

ADDRESS: _____

PHONE NUMBER: _____

C. CONSULTANT'S NAME

(If different than applicant): Stacey R. MacNeal, Esquire, Barley Snyder

ADDRESS: _____

PHONE NUMBER: _____

EMAIL ADDRESS _____

D. Tax Map: _____

Parcel: 31-000-KK-0040.00-00000

Zoning District: KCI

Property Address: 4974 Lees Lane, Hellem, PA 17406

Date purchased: February 5, 2016

Lot size: acreage _____ - or - 34.05 total ac. 22.72 acres proposed lot 1

Present use: Vacant

Proposed use: Warehouse

Date of previous application (if any): None Known

E. Please choose the following:



CONDITIONAL USE
(Refer to Section 2)



VARIANCE
(Refer to Section 3)



APPEAL
(Refer to Section 1)



SPECIAL EXCEPTION
(Refer to Section 2)



**OTHER – Curative or
Zoning Amendment**
(Refer to Section 4)

Appeal of the Zoning Officer or Municipal Engineer's determination, dated _____, regarding
Section(s) _____ of the Zoning Ordinance.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page, possibly from a composition book or a legal pad. The edges of the paper are slightly irregular, suggesting it might be a scan of a physical document. There is no handwriting or other markings on the page.

Date _____

01/04/24

SECTION 2

REQUEST FOR SPECIAL EXCEPTION
(REFER TO ZONING ORDINANCE SECTION 490-143.B)

OR

REQUEST FOR CONDITIONAL USE
(REFER TO ZONING ORDINANCE SECTION 490-152)

Applicant must provide the following information:

- Name of specific sections of the Zoning Ordinance under which application is being filed:

490-17.1.C(16) and 490-87

- Brief description of proposed use:

See attached.

- Attach scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance. For Conditional Use applications for residential uses, show those areas of a lot or lots that can be built upon, in lieu of actual building placement.
- Ground floor plans and elevations of any proposed structures (excluding residential structures).
- Attach list of names and addresses of adjoining property owners including properties across a public right-of-way.
- Give a brief explanation of how the proposed use will:

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

See attached.

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

See attached.

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

See attached.

D. Have adequate public facilities available to serve the proposed use (e.g., schools, fire, police, and ambulance protection; sewer, water, and other utilities; vehicular access, etc.)

See attached.

E. Comply with requirements for development within the Floodplain Overlay Zone listed in Section 490-12 of the Zoning Ordinance:

See attached.

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

See attached.

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

See attached.

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.

Signed by:

Tripp Bailey

9228E03E3D9A43E

* Signature

7/16/2025 | 3:06 PM EDT

Date

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

Continuation of Conditional Use Application for Zoning Hearing
Applicant: Johnson Development Associates, Inc.

Brief description of proposed use:

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