

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

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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.

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- **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.

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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