



Hellam Township Planning Commission
October 9, 2025
6:00 P.M.

1. Opening Agenda

- A. Call to Order
- B. Pledge of Allegiance

2. Public Comment

3. Minutes Approval

- A. September 25, 2025 draft meeting minutes approval

4. New Business

5. Old Business

- A. Solar Ordinance

6. Ongoing Business for Future Meetings

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

7. Reports

8. Upcoming Meetings

Next Planning Commission Meeting – October 23, 2025

9. Adjournment

Zoom Log In

Meeting ID: 634 220 1697

Password: Hellam44

HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of September 25, 2025

1. Call to Order

The meeting was called to order at 6:00 p.m.

The Pledge of Allegiance was recited at 6:00 p.m.

2. Attendees

Devin Winand, Chair

John Kokiko, Vice Chair

Christopher Altland (arrived at 6:57 p.m.)

Rick Cooper

Steve Fetrow

Bob Searer

Mike Shillott

Corina Mann, Township Manager

Shane Coolbaugh, Code Compliance Field Coordinator

3. Public Comment

- No in-person attendees for general public comment.
 - Brian Harper (Crow Holdings) commented (via Zoom) on solar ordinance and glare studies, noting it's an industry standard and the burden of proof is on the developer. He has a pending project related to the solar ordinance.
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4. Approval of Minutes

- **September 11, 2025 Draft Meeting Minutes:**
 - Motion to approve minutes with changes, specifically omitting acreage references for Lees Lane.
 - Motion seconded and approved unanimously.
 - **Discussion on Conditions:**
 - Clarification on the process of applying conditions at different stages (conditional use vs. land development).
 - The Board of Supervisors can add or delete conditions, and the developer must agree to them.
 - Group reviewed [Citizen's Guide to the Conditional Use Hearing- Lees Lane](#)
 - Land development process allows for additional conditions related to the parcel.
 - Discussion on incorporating comments regarding PennDOT-controlled improvements (acceleration lanes, left turn lanes, trash lights, sound barriers) into motions.
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5. New Business

- No new business

HELLAM TOWNSHIP
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6. Old Business

Topic: Review and Discussion of Solar Ordinance

Section-by-Section Review:

- **Solar Ordinance (§490-85.1):**
 - **Section (2) Calculations:** No issues with requiring calculations for existing and proposed building and impervious surface coverage.
 - **Section (3):** No issues.
 - **Section (4) Glare Study:**
 - Discussion on requiring a glare study and defining it.
 - Brian Harper stated it's an industry standard and the burden of proof is on the developer.
 - York County model ordinance requires solar energy facilities (SEFs) to prevent concentrated glare and places the burden of proof on the applicant.
 - Consensus that glare is undesirable as solar panels are designed to absorb, not reflect, energy.
 - **Section (5) Landscape Plan:** Discussion on requiring a landscape plan prepared by a PA-registered landscape architect for appropriate screening, consistent with land development ordinance sections on native plantings and buffer widths.
 - **Section (6) Lease and Easement Agreements:** Requirement for the township to receive copies of lease and easement agreements, to be recorded with the Recorder of Deeds office (for long-term leases).
 - **Section (7) Land Development:**
 - Principal Solar Energy Systems (PSES) are considered land development.
 - Ground-mounted PSES require a land development plan submission.
 - Discussion on striking the clause that exempts land development plans for PSES on existing impervious surfaces to ensure stormwater mitigation is reviewed under current ordinances.
 - **Section (C) Dimensional - Height (2):** PSES not to exceed the maximum height in the zoning district. Discussion on the use of Transferable Development Rights (TDRs) or variances for height.
 - **Agrivoltaics Requirements:** Discussion on defining and enforcing agrivoltaics to ensure genuine agricultural product production and prevent exploitation.
 - **Stormwater Requirements (G) and Impervious Coverage Limitations (H):** Discussion on ensuring compliance with current stormwater requirements, particularly for existing impervious surfaces.
 - **Solar Easements (F):** To be changed to "Solar Easements for Adjoining Properties."

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7. Ongoing Business for Future Meetings:

1. Logistics/Warehouse Ordinance

- No progress reported at this time.
- To remain on the agenda for further discussion.

2. Data Centers

- Topic raised for future discussion.
- Key concerns identified:
 - Backup power requirements.
 - Impact on the electrical grid capacity.
 - Appropriate zoning for data centers, especially in MU-1 and MU-2 zones.

3. Zoning Analysis and Mapping

- Discussion on utilizing GIS (Geographic Information System) maps for zone analysis.
- Request made to determine if Jason can provide relevant mapping data.
- Potential classification considerations: U-1 and U-2 designations.

Reports:

- August 2025 zoning permit report.

Upcoming Meetings:

- Next Planning Commission Meeting - October 9, 2025.

8. Adjournment

- Shillott moved to adjourn the meeting at 8:35 p.m.
- Fetrow seconded the motion.
- The motion to adjourn was approved unanimously.

Respectfully Submitted,

Jason Test
Zoning Officer