



Hellam Township Planning Commission
May 28, 2026
6:00 P.M.

1. Opening Agenda

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

2. Public Comment

3. Minutes Approval

- A. May 14, 2026 draft meeting minutes approval

4. New Business

5. Old Business

- A. Logistics/Warehouse Ordinance

6. Ongoing Business for Future Meetings

- A. Open Burning
- B. Understanding the Township (review of prior research and tasks to continue and validate research)
- C. Signs
- D. Riverland 1&2 Ordinance

7. Reports

- A. April 2026 permit report

8. Upcoming Meetings

Next Planning Commission Meeting – June 10, 2026

9. Adjournment

Zoom Log In

Meeting ID: 634 220 1697

Password: Hellam44

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF May 14, 2026**

The meeting was called to order at 6:01 PM by Chairman Devin Winand. Vice Chair John Kokiko, along with members Robert Searer, Steven Fetrow, Mike Shillott, and Rick Cooper were present. Township staff in attendance included Township Manager Corina Mann, Zoning Officer Jason Test, and Code Compliance Field Coordinator Shane Coolbaugh.

Under approval of minutes, Mike Shillott made a motion to approve the minutes. The motion was seconded by Rick Cooper and carried unanimously.

Under New Business, the Planning Commission reviewed Application Z-2026-09, 794 Grand Manor Drive (Zajac Variance) requesting a 2.03% increase in impervious surface. The applicant, Jon Zajac, explained that the proposed driveway project is intended to address issues with vehicles backing up, citing an incident in which a delivery driver struck a tree as an example of the issue the variance is intended to resolve. Commissioner Cooper confirmed with the Zoning Officer that Stormwater Management requirements have been acknowledged during the review process. The applicant stated that the driveway will stop 61 feet from the road.

Commissioner Kokiko inquired whether the proposal is related to the applicant's dumpster rental business, which the applicant denied. The applicant clarified that the intent is to allow four to five vehicles to park and back out without issue. There was discussion regarding the use of a pervious driveway, which the applicant stated had been considered but determined to be too labor-intensive. The applicant further noted that the driveway will be constructed of stone and that there are no plans to remove any trees.

Commissioner Shillott moved to recommend approval of the variance. Commissioner Cooper seconded the motion. Commissioner Kokiko voted against the motion, with the remaining Commissioners voting in favor.

The next case on the agenda was Z-2026-10, an application for a variance and special exception for the property located at 6114 River Drive, an existing nonconforming property. The application requested a 15-foot variance from the required 40-foot front yard setback, allowing the proposed deck expansion to extend to 25 feet from the roadway.

The Planning Commission reviewed the application presented by Attorney Derek Dissinger on behalf of the applicants, Chris and Mrs. Whitley, along with representatives from Custom Home Group.

Mr. Dissinger explained that the property is located on a steep hillside along River Drive and that the proposed project includes a rear addition and expansion of the existing front deck to address structural deterioration, drainage concerns, and functionality issues within the older portions of the home. Mr. Whitley stated that the existing deck is sagging and deteriorating, while the rear concrete area contributes to stormwater runoff and ponding issues. He explained that the project would modernize the home, improve drainage and utilities, and address safety concerns.

The applicants requested a dimensional variance for the front yard setback and a special exception for expansion of the existing nonconforming structure. Discussion focused primarily on stormwater management, impervious surface coverage, and the steep topography of the property. Commission members discussed whether the proposed deck could be considered pervious due to spacing

between deck boards and whether removal of portions of the existing rear concrete could offset any increase in impervious surface coverage.

The applicants stated that portions of the rear concrete area may be removed and that drainage improvements, including gutters, downspouts, retaining walls, and possible French drains, were being considered to better manage runoff. Commission members expressed concern that removing too much flat surface area behind the home could create additional drainage or hillside stability issues and encouraged the applicants to prioritize long-term stormwater management solutions over simply reducing impervious surface calculations.

Additional discussion clarified that final engineered construction plans would be reviewed during the building permit process and that additional zoning relief may be required if final calculations revealed further ordinance nonconformities.

Mike moved to recommend approval of the requested dimensional variance to permit a 25-foot front yard setback. Steve seconded the motion. The motion passed unanimously.

Steve Fetrow then moved to recommend approval of the requested special exception with the condition that, if impervious surface coverage exceeds ordinance limitations, adjustments be made to ensure no net increase in impervious surface coverage occurs on the property. Rick Cooper seconded the motion. The motion carried with Mike casting the sole opposing vote.

Under Ongoing Business, the Planning Commission briefly discussed several ordinance and planning initiatives, including revisions to the open burn ordinance, warehouse and logistics discussions, lighting ordinance comparisons, and the proposed data center ordinance. The Township Manager stated that the Commission would likely begin reviewing the draft multi-municipal comprehensive plan in the near future, noting that the plan would guide future zoning and ordinance updates.

The Commission also received updates regarding the ongoing corridor study, informal York County Planning comments on the data center ordinance, and the drive-through restaurant setback amendment, which has been recommended for adoption by York County Planning Commission and will proceed to the Board of Supervisors.

With no further business, Rick Cooper motioned to adjourn the meeting. John seconded the motion. The motion carried unanimously, and the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Jason Test
Zoning Officer

April 2026 Permit List						
Name	Address	Status	Date Approved	Improvement	Cost	Notes
Kevin Higgins	944 Valley View Road	Approved	2-Apr-26	Demolition		
Quinn Nadu	800 Owl Valley Road	Approved	9-Apr-26	Fence	\$7,250	
Quinn Nadu	800 Owl Valley Road	Pending	9-Apr-26	Driveway (New)		
William Hewitt	4865 Libhart Mill Road	Pending	13-Apr-26	Use and Occupancy Inspection		
Michael Burke	6563 Ridge Lane	Approved	14-Apr-26	Fence	\$3,600	
Brent Peterman	5228 River Drive	Approved	14-Apr-26	Patio, Retaining Wall	\$28,200	
Kevin Higgins	944 Valley View Road	Pending	14-Apr-26	Accessory Structure (Pole Barn)	\$100,000	
Brittany Plowman	4527 Cherry Lane	Approved	14-Apr-26	Fence	\$12,255	
Horn Farm Center	4945 Horn Road	Approved	14-Apr-26	Special Event		Plant Sale
Matthew Boyer	300 Stricklers School Road	Approved	16-Apr-26	Solar (Roof-Mounted)	\$41,000	
Dillon Daugherty	4223 Lincoln Highway	Approved	21-Apr-26	Driveway (Repaving)		
Katheryn Forrey	411 Accomac Road	Approved	13-May-26	Accessory Structure	\$1,000	
Keystone Kommunities	131 Mimosa Drive	Pending		Place Mobile Home	\$125,000	
Chris Hager	620 Rivermoor Lane	Denied	27-Apr-26	Fill Grading Excavation	\$1,500	Permit denied due to inadequate information
baugh Farms LP c/o Mike Flinch	110 Ducktown Road	Pending	28-Apr-26	Commercial Expansion	\$331,600	
Marisa Walton	63 Ducktown Road	Pending	28-Apr-26	Interior (Remodeling)	\$20,000	
Doreen Barkby	4515 Ore Bank Road	Pending	28-Apr-26	Accessory Structure (Pole Barn)	\$37,800	
Flinchbaugh's Orchard and Farm Market	110 Ducktown Road	Approved	28-Apr-26	Special Event		Spring Bloom Market
Greg Taylor	1575 Tower Road	Approved	28-Apr-26	Accessory Structure (Shed)	\$5,800	
Steve Wolf	585 Kreutz Creek Road	Pending	29-Apr-26	Solar (Roof-Mounted)	\$59,000	28.8 kW
Community Management/Karen H	330 Gosling Drive	Incomplete	30-Apr-26	Accessory Structure (Shed)		
Kain & Patti Heiland	634 Rivermoor Lane	Approved	30-Apr-26	Accessory Structure (Shed)	\$20,000	