

2025 ANNUAL REPORT

HELLAM TOWNSHIP PLANNING COMMISSION

Prepared March 2026

Introduction

The Hellam Township Planning Commission is pleased to present the 2025 Annual Report. This report provides an overview of the Commission's activities, applications reviewed, ordinance initiatives, and key accomplishments throughout the year.

In 2025, the Planning Commission continued to support the Township's long-term planning objectives by reviewing development proposals, evaluating ordinance updates, and making recommendations to the Board of Supervisors. Through these efforts, the Commission remains committed to promoting responsible growth, preserving community character, and ensuring compliance with the Township's zoning and land use regulations.

In 2025, the Planning Commission held 24 meetings and reviewed 15 zoning hearing applications and 2 land development plans.

Activities in 2025

The Planning Commission held 24 meetings throughout 2025. During these meetings, the Commission reviewed land development applications, as well as variance, conditional use, and special exception requests.

In addition to application review, the Commission remained actively engaged in the evaluation and development of Township ordinances, including amendments to existing regulations and the drafting of new ordinances to address emerging land use and planning needs. Recommendations resulting from these reviews were forwarded to the Board of Supervisors and, where applicable, the Zoning Hearing Board.

Applications Received in 2025

- Land Development Plans: 2
- Conditional Use Applications: 5
- Zoning Variance Requests: 4
- Special Exception Applications: 6

Reviewed Applications & Zoning Activities

The following applications were reviewed by the Planning Commission during 2025:

Application	Type	Status
Core5/Blessing (SL-25-01)	Land Development	Pending
SWF Industrial Inc. (SL-25-03)	Land Development	Approved
Ricky Patel (Z-2025-01)	Special Exception	Approved
Samuel Yacoub (Z-2025-02)	Conditional Use	Withdrawn
Krista Pelletier (Z-2025-03)	Variance	Approved
Riverview Mechanical LLC (Z-2025-04)	Special Exception	Approved
Brandon Stanchock (Z-2025-05)	Conditional Use	Approved
Corehaus LLC (Z-2025-06)	Special Exception	Withdrawn
High Hook Ent. LLC (Z-2025-07)	Special Exception	Approved
Eastern York School District (Z-2025-08)	Conditional Use	Approved (contingent upon approval of associated variances – Z-2025-09)
Eastern York School District (Z-2025-09)	Variance	Pending
Advanced Fluid Systems (Z-2025-10)	Variance	Approved
Johnson Development Associates Inc. (Z-2025-11)	Conditional Use	Approved
SWF Industrial Inc. (Z-2025-12)	Conditional Use (Expansion)	Approved
Kevin Stein (Z-2025-13)	Variance	Approved
Amanda Bell (Z-2025-14)	Special Exception	Approved
7000 River Drive LLC (Z-2025-15)	Special Exception	Approved

Additional Items Addressed

- Review and amendment of the Short-Term Rental Ordinance to address operational standards and ongoing regulatory needs.
 - Completion of the Solar Facilities Ordinance, establishing updated regulations for solar development within the Township.
 - Initiation of a Data Center Ordinance to address emerging land use considerations and infrastructure demands associated with data center development.
 - Completion and review of an Environmental Advisory Council (EAC) checklist to assist in the evaluation of subdivision and land development applications.
 - Preliminary discussion regarding potential review of the Township's burn ordinance, with further consideration deferred to 2026.
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2026 Goals

- Continue review of the drafted Data Center Ordinance to address emerging land use and infrastructure considerations.
 - Continue drafting and development of a Warehouse/Logistics Ordinance to address evolving land use needs within the Township.
 - Evaluate the need for potential review of the Township's burn ordinance.
 - Conduct ongoing review of Township zoning regulations and identify areas where updates or amendments may be warranted to support effective land use planning.
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Conclusion

The Planning Commission had a productive year in 2025, addressing a variety of zoning and land use matters while continuing to support the Township's long-term planning objectives. Through the review of development applications and ongoing ordinance initiatives, the Commission remained focused on ensuring orderly growth and compliance with established regulations.

As the Township continues to evolve, the Planning Commission is committed to adapting to emerging land use trends, evaluating regulatory needs, and providing thoughtful recommendations to support sustainable and responsible development. The Commission looks forward to continuing its work in 2026 to enhance the Township's planning framework and serve the community effectively.