

**HELLAM TOWNSHIP
BOARD OF SUPERVISORS MEETING
MINUTES OF April 2nd, 2026**

The Hellam Township Board of Supervisors meeting was called to order at 6 p.m. by Chairman Dave Cox who led the Pledge of Allegiance. Other Supervisors present were: Duane Ness and Michael Shillott. Also present were Corina Mann, Manager; Brad Leber, Solicitor; and Jason Test, Zoning Officer.

A motion was made by Supervisor Shillott to review and send to the York County Planning Commission for approval agenda items 4B Buffer Strip E Ordinance and 4C Adu Conversion Ordinance. The motion was seconded by Supervisor Ness. Motion carried 3 – 0.

Public Hearing w/Steno

A. Z-2026-01: 599 West Market Street: 31-06-01-AO – GN Realty Hallam LLC (Dunkin Donuts)

GN Realty presented their case for conditional use on 599 West Market Street, in repurposing the old Fulton Bank building into a Dunkin Donuts franchise location. Mr. Riley Noetzel made the case on behalf of the developer, with assistance from Mr. Barley Snyder and Mr. Dan Creekwood. The developer is seeking approval for conditional use at the location, to repurpose and retrofit the building for a drive-through restaurant. Approval for conditional use has been recommended by the Planning Commission, and the application will also have to be reviewed by the Zoning Hearing Board at the end of the month for a variance on the ordinance for drive-throughs. The current ordinance does not permit a drive-through in a residential area.

The applicant already owns several Dunkin Donuts franchise locations, and is confident the plan will not cause issues with the existing traffic flow. Modifications made from the original plan include moving the ordering station from the eastern to western side of the property to ease vehicle stacking; moving the pick-up window from the former bank teller window to the southwestern side of the property; removing 1,000 square feet of the permit area on the eastern side for landscaping; creating a single, one-way access to the restaurant in a counterclockwise pattern; and adding a dumpster on the northern side of the property. Concerns expressed for the project included vehicle stacking and traffic flow, lighting, closing the right turnout from Alliance Avenue, and parking.

B. Upon a motion from Supervisor Shillott, seconded by Supervisor Ness, Z-2026-01: 599 West Market Street: 31-06-01-AO – GN Realty Hallam LLC (Dunkin Donuts) was approved with the following conditions. Motion carried 3 – 0.

- 1) Work with the Kreutz Creek Valley Preservation Society for the placement of a historical mile marker on the property that was broken previously.
- 2) Add a circle lane with signs to keep traffic flow moving.
- 3) Add trees on the eastern side of the property.
- 4) Review the right-turn on Market Street if issues with traffic arise.
- 5) Obtain 490-109D approval from the Zoning Hearing Board and abide by the approval.

Communications from Citizens

Katina Snyder, resident – Ms. Snyder inquired about Ms. Karen Peffley of the Vacancy Board. The Board responded that her term expired in December 2025 and she was not reappointed. Ms. Snyder also presented an article from the York Daily Record mentioning the warehouse development on Lees Lane and its proximity to the Horn Farm. She stated that there is a dichotomy between what the

Township values (preserving the landscape) and what is actually happening (warehouse development and general industrialization).

Carla Monticchio, resident – Ms. Monticchio mentioned an article from the Wall Street Journal regarding warehouse vacancy rates, and how they are up to 30%. She asked whether the Township will be enforcing the conditional use and finding of facts when Lavender Acres reopens, to which Mr. Test responded that he will enforce what is required by law. Solicitor Leber added that the only thing Mr. Test can commit to enforcing right now while the property is closed is Township code, and any future business decisions will be enforced with the Township decision as written, conditional use, and any applicable ordinances.

Planning and Zoning

- A. Draft Data Center Ordinance: Review and approve to send to YCPC for review
- B. Draft “Buffer Strip E” Ordinance: Review and approve to send to YCPC for review
- C. Draft “ADU conversion” Ordinance: Review and approve to send to YCPC for review

Upon a motion from Supervisor Shillott, seconded by Supervisor Ness, the draft Data Center Ordinance, the draft Buffer Strip E Ordinance, and the draft ADU conversion Ordinance were approved to send to the York County Planning Commission for review. Motion carried 3 – 0.

Minutes Approval

Upon a motion by Supervisor Shillott, seconded by Supervisor Ness, the Board of Supervisors minutes from the February 19th, 2026 meeting were approved with changes. Motion carried 3 – 0.

Financial Reports

- A. Disbursements List – April 2nd, 2026 – Upon a motion by Supervisor Shillott, seconded by Chairman Cox, the disbursements list for April 2nd, in the amount of \$47,853.57 from the Members 1st General Fund and \$5,128.26 from the State Fund was approved. Motion carried 3 – 0.

Manager & Solicitor Reports

Township Manager, Corina Mann:

None.

Solicitor:

Judge Farrell will be hearing the applications for the vacant Board of Supervisors position on April 21st. The date to submittal of applications is by April 6th.

Communications from Supervisors

Supervisor Shillott – A kickoff meeting with Land Studies for the DEP Growing Greener Grant will be held on April 9th. Also on April 9th, the Planning Commission, EAC and Fire Chiefs will be meeting to discuss the Open Burn Ordinance.

Chairman Cox – Preparations for the Hellam Carnival are underway.

Old Business

None.

New Business

- A. Municipal Agreement for Ambulance Service – Community Life Team, Inc.

Upon a motion from Supervisor Shillott, seconded by Chairman Cox, the Municipal Agreement for Ambulance Service – Community Life Team, Inc., was approved. Motion carried 3 – 0.

Manager Mann noted that a discontinuing notice would be sent to the current provider 120 days in advance.

B. Eastern York County Emergency Operations Plan Review and Approval

Upon a motion from Supervisor Shillott, seconded by Supervisor Ness, the Eastern York County Emergency Operations Plan was approved. Motion carried 3 – 0.

The next Board of Supervisors meeting will be Thursday, April 16th, 2026 at 6:00 p.m.

Supervisor Shillott motioned to adjourn the meeting.

Chairman Cox adjourned the meeting at 7:30 p.m.

Respectfully submitted,



Corina L. Mann
Secretary