

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
May 28, 2026**

The meeting was called to order at 6:02 PM by Chairman Devin Winand. Vice Chair John Kokiko, along with members Robert Searer, Steven Fetrow, Mike Shillott, Rick Cooper, were present. Alternate Adrienne Johnson attended the meeting via Zoom. 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 as presented. The motion was seconded by Robert Searer and carried unanimously.

As there was no new business on the agenda, the Commission proceeded with continued discussion of the proposed Logistics/Warehouse Ordinance under old business. The Commission reviewed the applicability of the existing data center setback chart and buffer yard chart and reached a consensus to apply the same setback and buffer yard requirements to logistics centers and warehouses.

The Commission also discussed several ordinance provisions determined to be more appropriately addressed during the land development review process. As a result, the environmental impact section, truck routing map requirements, and internal traffic signage and circulation provisions were recommended for removal from the ordinance draft.

Discussion concluded with an extensive review of parking requirements, specifically whether the required number of parking spaces should be based on use rather than being tied to the number of employees anticipated on-site.

The Commission then discussed ongoing business items anticipated for future meetings, including the proposed revisions to the Open Burning Ordinance, which remains under development. Discussion centered on the involvement of the Fire Chief and the Environmental Advisory Council (EAC) in the ordinance drafting process.

Corina Mann stated that the Fire Chief should continue to participate in discussions with the EAC regarding the proposed ordinance revisions. Robert Searer noted that the Fire Chief was substantially involved in the development of the current ordinance and expressed concerns regarding the enforceability of certain proposed changes. Mike Shillott added that the EAC was not involved in the drafting of the existing ordinance and is continuing to review and evaluate how the current policy functions in practice.

The Commission reviewed the April 2026 permit report submitted by the Zoning Department. Discussion also occurred regarding the Flinchbaugh Farms expansion project, which has been forwarded for land development review. The Commission also reviewed copies of the Zoning and Parcel Map provided by the York County Planning Commission.

The next Planning Commission meeting is scheduled for June 10, 2026.

Mike Shillott made a motion to adjourn the meeting. The motion was seconded by Vice Chair John Kokiko and carried unanimously. The meeting adjourned at 7:58 PM.

Respectfully submitted,

Jason Test



Zoning Officer