

**HELLAM TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
July 9, 2026**

Chairman Devin Winand called the meeting to order at 6:01 p.m., followed by the Pledge of Allegiance.

Members present were Robert Searer, Steven Fetrow, Chairman Devin Winand, Rick Cooper, Mike Shillott, and Eric Millisor. Also present were Township Manager Corina Mann and Code Compliance Field Coordinator Shane Coolbaugh.

Approval of Minutes

The Commission reviewed the minutes from the June 25, 2026, meeting and requested revisions. A motion was made by Mike Shillott and seconded by Rick Cooper to approve the minutes as amended. The motion carried.

Conditional Use Application Z-2026-11 – Signature Specialties, 5810 Lincoln Highway

The Commission reviewed the conditional use application submitted by Signature Specialties for the proposed construction of a warehouse and office building at 5810 Lincoln Highway.

The applicant explained that the proposal consists of a warehouse used solely for the temporary storage of commercial construction products with approximately two warehouse employees and six office employees. The applicant stated there would be no retail sales or regular public traffic, with deliveries generally consisting of two to three tractor-trailer deliveries per week and company vans transporting materials to job sites.

Commission members discussed numerous aspects of the proposal, including the planned merger of the two existing parcels, employee count, traffic generation, parking, buffering, lot coverage, stormwater management, and the overall application process. Questions were raised regarding the project's compliance with the conditional use requirements of the zoning ordinance, including environmental impacts, traffic studies, landscape buffer requirements, impervious coverage limitations, setback requirements, and the need for Transferable Development Rights (TDRs).

Additional discussion focused on the relationship between the conditional use application and the anticipated land development submission. Members expressed concern that several required items, including requested variances and waiver requests, had not yet been submitted and advised that these matters should be addressed before the application proceeds. Questions were also raised regarding the property's nonconforming status, minimum lot size requirements, zoning designation, and discrepancies between GIS parcel information and the applicant's field survey.

Nearby property owners commented on historic drainage issues associated with the former body shop located on the property and expressed concern regarding runoff toward adjacent properties. The applicant responded that the redevelopment would be required to comply with current stormwater management regulations, resulting in improved stormwater controls.

Following discussion, the Commission concluded that additional information was necessary before a recommendation could be made. A motion was made by Mike Shillott and seconded by Rick Cooper to defer review of Conditional Use Application Z-2026-11 until the applicant submits the additional documentation necessary for the Commission's review. The motion carried.

Comprehensive Plan Discussion

The Commission continued its review of the draft Multi-Municipal Comprehensive Plan.

Discussion centered on several proposed planning concepts, including future land use maps, rural residential areas, preservation of agricultural land, open space, and economic development opportunities. Members discussed whether existing development patterns should influence future land use recommendations and considered the potential implications of future zoning changes.

Questions were raised regarding the proposed rural residential designation and the relationship between one-acre residential lots and on-lot sewage disposal requirements. Members also discussed the long-term implications of expanding public water and sewer infrastructure, including how future extensions would be financed and the relationship between utility availability and future commercial development along the Lincoln Highway corridor.

Additional discussion focused on supporting appropriately scaled commercial development while preserving the Township's rural character and community identity. Members discussed the importance of improving bicycle safety along Lincoln Highway (Route 462), balancing regional planning efforts involving the Township and neighboring municipalities with local decision-making authority, and addressing concerns regarding the potential for future regional zoning initiatives. It was noted that the Comprehensive Plan is intended to serve as a long-term planning guide and framework for the participating municipalities, rather than an immediate zoning amendment or a document that commits any municipality to a specific future outcome.

Members of the public participated in the discussion, expressing concerns about protecting private wells from potential impacts of future commercial development, preserving open space, increased traffic congestion at the intersection of Cool Springs Road and Route 462, and maintaining the Township's rural character. It was noted that both Route 462 and Cool Springs Road are under the jurisdiction of PennDOT.

Commission members also discussed survey results indicating public support for preserving open space, expanding recreational opportunities and trail connectivity, and encouraging small businesses. Hellam Township was described as primarily serving as a residential community, with discussion focusing on balancing future economic development with preservation goals.

The Commission noted that the Comprehensive Plan is estimated to cost approximately \$90,000, with approximately \$45,000 funded through grant assistance. Wrightsville Borough and Hallam Borough each contributed funding toward the project, with Hellam Township providing the remaining local share.

The public review period for the draft Comprehensive Plan is scheduled to begin on August 11, 2026. Planning Commission comments are requested by July 31, 2026, and a joint public meeting is scheduled for October 20, 2026.

Other Business

The Commission briefly discussed the development of a future data center ordinance. Members noted that discussions with the Environmental Advisory Council regarding environmental impact considerations are anticipated.

The Commission also discussed attendance for the next scheduled meeting on July 23, 2026 and noted that several members expect to be absent, which may affect the availability of a quorum.

Adjournment

There being no further business, the meeting adjourned at approximately 7:42 p.m.

DRAFT