

**Hellam Township Planning Commission  
Meeting Agenda  
March 9, 2023  
6:00 P.M.**

**1. Opening Agenda**

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

**2. Minutes Approval**

February 23, 2023

**3. New Business**

- A. Z-2023-5 Colla Variance Request for 4732 Libhart Mill Road.
- B. Z-2023-6 Blessing Variance Request for LL-70, 70V, 69D & 51.
- C. SL-22-02 Blessing Subdivision (waivers only).

**4. Ongoing Business (Discuss at next meeting)**

- A. Hellam Township Vision Statement
- B. Short-term Rentals and Accessory Dwelling Units Ordinance Amendment
- C. Solar Ordinance Amendment
- D. Fee-in-lieu of Curbing and Sidewalks Ordinance
- E. Riverland Zone Ordinance

**5. Correspondence/Reports**

February 2023

**6. Upcoming Meetings**

Next Planning Commission Meeting – 3/23/23

**7. Adjournment**

**Zoom Log In**

Meeting ID: 634 220 1697

Password: Hellam44

**HELLAM TOWNSHIP  
PLANNING COMMISSION MEETING  
Minutes of February 23, 2023**

2

The meeting was called to order at 6:01 PM by Chairman Devin Winand. The meeting was held at the Hellam Township Municipal Building. Chairman Winand led the Pledge of Allegiance. Other members present were, John Eifert, Jay Kokiko, Susan Enrico (alternate), Steve Fetrow (alternate) and Michael Shillott. Christopher Altland joined at 6:15 P.M. Other attendees included Rachel Vega, Zoning Officer and Corina Mann, Township Manager.

**Approval of Minutes**

The Planning Commission reviewed draft minutes from the February 9, 2023 meeting. Upon a motion by Mr. Shillott, seconded by Mr. Eifert, the Planning Commission approved the minutes as submitted. Motion carried 6-0.

**New Business**

**2022 Annual Report and Goals**

The Planning Commissioners reviewed the draft annual report and goals for 2022. Mr. Shillott asked to have an additional goal added. He wanted to add that the Planning Commission will continue to work on the stormwater project. Upon a motion by Mr. Shillott, seconded by Mr. Kokiko, the Planning Commission approved the 2022 annual report and goals with the above-mentioned addition. Motion carried 6-0.

**Hellam Township Vision Statement**

Mr. Winand commented that he received emailed comments regarding the vision statement from some of the Commissioners. He suggested that other boards and committees such as the EAC also submit their vision. He recommended using simple bullet points based on what each person as an individual resident thinks is important for the Township. There was a discussion on the process for integrating the vision of all the municipalities because we need to look at the area as a region and not just the Township. Wrightsville Borough and Hallam Borough individually.

**Ongoing Business**

**Short-term Rentals (STR) and Accessory Dwelling Units (ADU):** Mr. Fetrow presented the Commissioners with a memo outlining the research and discussion he and Mr. Winand had regarding STRs and ADUs. Mr. Fetrow feels STRs are an important asset to the community because with all the anticipated eco-tourism people will need a place to stay. Currently the Township does not have any hotels or traditional Bed and Breakfasts. There are motels in the area but they are usually occupied by longer term renters. Mr. Winand added that they are also a great resource to help families in emergency situations. For example, when we had a hard freeze and everyone's pipes were freezing, they needed a place to stay. If someone has a fire, they need a place to stay. It is convenient if they can stay in Hellam Township so their kids can continue getting on the bus and going to school. Due to the anticipated need for STRs, Mr. Winand and Mr. Fetrow do not think there should be a residency requirement to operate one.

Mr. Winand discussed item "F" in the draft ordinance which prohibits outdoor sleeping. He feels it would be good to allow kids to sleep outside in a tent if they would like to. There was some concern about allowing this in more densely populated areas. The neighbors may not like the noise or potential campfires. It was suggested that a setback be put in place to limit the distance of the tent from adjoining property lines and also prohibiting tents in the front yard. It should also be temporary. No permanent tent structures should be allowed and they should not be rented out separately from the dwelling.

Mr. Winand addressed item "D" which requires the property owner to own the property for six months prior to using it as an STR. He does not feel this is necessary however Mr. Shillott and Mr. Fetrow feel it would be a good idea as it would give the property owner a chance to get vested in the neighborhood.

Item "E" was discussed, prohibiting on-street parking. Although most properties in the Township have a sufficient

driveway and parking area, some properties do not have a driveway and street parking is necessary. It was agreed that renters should not be allowed to park in the yard but should be allowed to park in the street if necessary. Ms. Vega suggested removing the use from the Residential Zone since this is the most densely populated area. This would cut back on the on-street parking. This would also address the issue of tent camping in densely populated areas.

It was agreed that the quiet hours in item "H" should be changed to 10 PM to 8 AM.

Item "I" was discussed regarding houses being constructed in compliance with the current Uniform Construction Code. It was agreed that this is probably to address safety issues however how do you address this for older homes. It may be unreasonable to expect a property owner to rip out their stairs so they meet current width and depth requirements. Safety issues can be addressed by adopting the International Property Maintenance Code or just adding safety items to the report. Ms. Vega shared that Jefferson Borough adopted a rental registration ordinance and the International Property Maintenance Code. The rental units are registered annually with a periodic inspection. The Council has allowed leniency for some items in the International Property Maintenance Code because it would be too burdensome to correct, such as stair width and depth or ceiling height. Ms. Vega has an inspection checklist created for key safety items to look for in these inspections that she will share with the Commissioners. There was a discussion on who would be liable if a guest is injured in an STR if the Township is conducting inspections. It was agreed that Solicitor Leber should be consulted on this matter.

It was suggested that sleeping in common areas should be permitted in item "J". The thought was people can sleep on a roll away bed or sleeper sofa. This could be a safety issue for egress if there is a fire. Additionally, there is no way to regulate where people sleep.

Item "M" was discussed regarding the requirement to display the STR registration on the inside of the front door. If the STR being rented out is only a room or allows access from some other door the renter may not see the license. The language should be changed to having the registration "visibly displayed." Additionally, a floor plan showing the layout of the house and how to escape in the event of a fire should be placed visibly. This plan should also contain the locations of the fire extinguishers.

The Commissioners feel that item "N" should include smoke detectors and carbon monoxide detectors in all occupied rooms not just the bedrooms. This would not include the kitchen.

Item "P" requires an inspection if a tenant files a health and safety complaint with the Township. The Commissioners feel a fee should be charged for these inspections.

Discussing item "Q" brought up the question, can the Township collect a tax on these units? Currently York County collects 5% and Pennsylvania collects 6%. Hellam Township should also be able to collect a tax since we are doing the majority of the work. This use could also require additional police, fire and ambulance services. Mrs. Mann will look into the Township's ability to collect a tax on STRs. Ms. Vega suggested using a registration fee. It could be \$500 per year.

The Commissioners agreed that additional language should be added to the ordinance. One issue to address is, property owners that do not live locally. If a tenant has an issue and contacts the property owner, they should be able to respond within one hour. If they are not able, the property owner needs to designate a local person or management company who can respond appropriately. The issue of establishing penalties and enforcement of the ordinance was discussed. Ms. Vega said since this ordinance would be part of the Zoning Ordinance these items are already addressed within the Zoning Ordinance for a violation of any part of the Zoning Ordinance. The Commissioners are also concerned with investors buying multiple dwellings in a row to use as STRs. They would like the density to be limited to 15% out of 10 houses in a row or one house in a row of three. Ms. Vega will figure out a way to limit the density of STRs.

Lastly, accessory dwelling units (ADU) were discussed. It was agreed that a property owner cannot build an ADU to use as an STR. An ADU is for occupancy by immediate family members and cannot be rented out. The issue is, what happens when that family member moves out or dies. The property owner should still be able to use the

unit. Ms. Vega suggested having the conversion of an ADU to an STR be a conditional use. It was agreed that once a property owner receives conditional use approval for an ADU it cannot be converted to an STR for five years.

**Correspondence/Reports**

Mr. Fetrow announced that volunteers are needed for a tree planting project on Ore Bank Road on April 1, 2023.

The next meeting is scheduled for March 9, 2023. Ms. Vega says there will be two variance requests on that agenda.

Meeting adjourned at 7:42 PM.

Respectfully submitted,

Rachel Vega, Zoning Officer

DRAFT



# Hellam Township Planning Commission

## Variance & Riparian Buffer Application

# 3A

<b>Application Number:</b> Z-2023-5 <b>Applicant(s):</b> Brenden Colla <b>Property Owner(s):</b> Lorie Grosh <b>Property Location:</b> 4732 Libhart Mill Road	<b>PC Meeting:</b> March 9, 2023 <b>Tax Map Parcel:</b> JK-79 <b>Lot Size:</b> 0.92 Acres <b>Zoning:</b> Rural Agricultural (RA)
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**Project Narrative:**

The applicant is requesting a Variance from §490-12 Table of Dimensional Requirements, to have a rear yard setback of 38 feet for a 32.5' x 24' addition to a single-family dwelling in the Rural Agricultural Zone.

Attached Exhibits:

- A. Zoning Hearing Application (received February 8, 2023).
- B. Riparian Buffer Modification Application (received February 8, 2023).
- C. Aerial.
- D. Riparian Buffer Overlay Zone Map.

**Property Characteristics:**

1. The subject property is in the Rural Agricultural Zone and is improved with a single-family dwelling, detached garage, driveway and accessory structures.
2. The parcel is also located in the Riparian Buffer Overlay Zone. A modification is necessary to construct the proposed addition in the riparian buffer. The application is attached hereto as **Exhibit B** for your review. The applicant agrees to add native plantings to the riparian buffer area.
3. Adjacent properties:

	Use	Zoning
<b>North</b>	Residential	RA
<b>South</b>	Agriculture	RA
<b>West</b>	Residential & Agriculture	RA
<b>East</b>	Residential	RA

**Variance Provisions**

According to the Variance application submitted, the applicant reports the following:

1. **The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity.** This property is nonconforming for lot size as it is only 0.92 acres and the minimum lot size in the RA Zone is 2 acres. The property is also narrow, about 125' wide. To meet the front and rear yard setbacks (100' combined) that leaves only 25' for the dwelling.
2. **Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance.** An addition is needed for extra living space so I can move in and care for my widowed mother-in-law.
3. **Why the unnecessary hardship has not been created by the applicant.** The setback requirements in the RA Zone are intended for properties that have at least 2 acres.

4. **Why the variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare.** Granting this variance will not alter the character of the neighborhood as the use will continue as residential.
5. **Why the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.** This request is the minimum needed because there is no other location for the addition due to existing structures on each side of the dwelling.
6. **How the variance, if within the Floodplain Overlay Zone, will comply with §490-19 of the Zoning Ordinance.** This property is not located within a floodplain.

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***This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Zoning Hearing Board Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Zoning Hearing Board Members.***



**APPLICATION FOR HEARING**

FOR TOWNSHIP USE ONLY	
ZONING CASE # <u>2-2023-5</u>	
Application Filed <u>2/8/23</u>	Planning Commission <u>3/9/23</u>
Hearing Advertised <u>3/20 &amp; 3/13</u>	<input checked="" type="radio"/> ZHB/BOS Hearing <u>3/28/23</u>
Notices Mailed <u>2/11/23</u>	Decision Rendered _____
Site Posted _____	Notification Sent _____

**A. APPLICANT'S NAME:** BRENDEN GULLA  
**ADDRESS:** \_\_\_\_\_  
**PHONE NUMBER:** \_\_\_\_\_ **EMAIL ADDRESS:** \_\_\_\_\_

**B. PROPERTY OWNER'S NAME**  
 (If different than applicant): LORIE GROFF  
**ADDRESS:** 4732 LIBHART MILL RD HELLAM PA 17406  
**PHONE NUMBER:** \_\_\_\_\_

**C. CONSULTANT'S NAME**  
 (If different than applicant): \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_  
**PHONE NUMBER:** \_\_\_\_\_ **EMAIL ADDRESS:** \_\_\_\_\_

**D. Tax Map:** JK **Parcel:** 79 **Zoning District:** RA  
**Property Address:** 4732 LIBHART MILL RD HELLAM PA 17406  
**Date purchased:** \_\_\_\_\_  
**Lot size:** acreage 0.92 - or - \_\_\_\_\_ sq. ft.  
**Present use:** RESIDENTIAL  
**Proposed use:** RESIDENTIAL  
**Date of previous application (if any):** \_\_\_\_\_

- E. Please choose the following:**
- APPEAL (Refer to Section 1)
  - SPECIAL EXCEPTION (Refer to Section 2)
  - VARIANCE (Refer to Section 3)
  - OTHER - Curative or Zoning Amendment (Refer to Section 4)

**Exhibit A**

**SECTION 3  
REQUEST FOR VARIANCE  
(REFER TO ZONING ORDINANCE SECTION 490-143.C)**

Applicant must provide the following information:

- Name of specific sections in Zoning Ordinance for which Variance is requested:

490-12 TABLE OF DIMENSIONAL REQUIREMENTS  
60' REAR YARD SETBACK

- Brief description of nature of Variance requested:

32.5' X 24' ADDITION TO EXISTING SINGLE FAMILY HOME IN ORDER TO RESIDE  
WITH AND CARE FOR WIDOWED MOTHER IN LAW.  
THE PROPOSED REAR YARD SETBACK IS 30'

- A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this Ordinance.
- Ground floor elevations of existing and/or proposed structures (excluding residential structures).
- Names and addresses of adjoining property owners, including property owners directly across a public right-of-way.
- If it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant due to unique physical circumstances or conditions peculiar to the property, then briefly explain or describe:
  - A. The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity:

THIS PROPERTY IS NON CONFORMING FOR LOT SIZE, THE PROPERTY IS ONLY 0.92  
ACRES WHILE THE MINIMUM LOT SIZE IN THE RA ZONE IS 2 ACRES, THE PROPERTY  
IS ALSO ONLY 123' WIDE, IN ORDER TO MEET THE CURRENT FRONT & REAR SETBACKS OF 100'  
ONLY 25' IS LEFT FOR A DWELLING.

- B. Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance:

EXTRA LIVING SPACE IS NEEDED TO CARE FOR PARENT AND THIS HAS NO WAY  
OF BEING ACCOMPLISHED WITH OVERALL SMALL LOT SIZE AND NARROW WIDTH



C. Why the unnecessary hardship has not been created by the applicant:

THE REQUIREMENTS OF THIS ZONE ARE INTENDED FOR A LOT WITH A MINIMUM OF 2 ACRES

D. Why the Variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare:

THE HOUSE WILL REMAIN IN USE FOR RESIDENTIAL PURPOSES AND WILL IN NO WAY IMPAIR THE USE OF NEIGHBORING PROPERTIES.

E. Why the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue:

THE VARIANCE FOR THE REAR SETBACK IS NECESSARY BECAUSE OF EXISTING STRUCTURES ON BOTH SIDES OF THE HOUSE.

F. How the Variance, if within the Floodplain Overlay Zone, will comply with the Section 490-19 of the Zoning Ordinance:

THE PROPERTY IS NOT LOCATED IN A FLOOD PLAIN.

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Baris A. Gross

2/16/23  
Date

\* Signature

\* If other than property owner, authorization from owner to sign must be attached.

## LOT COVERAGE WORKSHEET

**Directions:** Complete this worksheet after taking accurate measurements of all existing impervious surfaces. All dimensions should be consistent with the attached site plan. If this worksheet is not completed or if information is left off, the Zoning Officer may deny the application or complete the worksheet using aerial photographs, previous building permits and any available site information (which may be inaccurate).

**ADDRESS:** 4732 LIBRARY MILL RD      **PIDN:** \_\_\_\_\_      **ZONING:** \_\_\_\_\_

1. **Lot Size (1 acre = 43,560 s.f.)** Lot size can be found on deed or tax assessment paperwork. Multiply the number of acres by 43,560 to obtain the total square feet (s.f.) of the lot.

0.92 ac.      4075.2 s.f.

**EXISTING** (Indicate dimensions of existing structures/surfaces then multiply the dimensions to obtain s.f.)

2. House
3. Attached Garage
4. Attached Deck
5. Driveway (including stone)
6. Sidewalk/Patio
7. Detached Garage(s)
8. Decking (not attached to house)
9. Shed(s) or other accessory buildings
10. Pool (including surrounding concrete deck)
11. Barn(s)
12. Other \_\_\_\_\_

<u>Dimensions</u>	<u>Square Feet</u>
<u>26-6</u> ft x <u>24-6</u> ft	<u>645.16</u>
_____ ft x _____ ft	_____
_____ ft x _____ ft	_____
<u>32</u> ft x <u>20</u> ft	<u>640</u>
<u>9-6</u> ft x <u>10</u> ft	<u>96</u>
<u>22</u> ft x <u>22</u> ft	<u>484</u>
_____ ft x _____ ft	_____
<u>10</u> ft x <u>12</u> ft	<u>120</u>
_____ ft x _____ ft	_____
_____ ft x _____ ft	_____

13. **Total Existing Lot Coverage** (add lines 2-12)

1945.16  
~~1945.16~~ s.f.

14. **Total % of Existing Lot Coverage** (line 13 divided by line 1, then multiply by 100)

4.85 %

**PROPOSED** (Identify structure, i.e. addition, deck, garage, etc.)

15. ADDITION
16. \_\_\_\_\_

<u>Dimensions</u>	<u>Square Feet</u>
<u>32-5</u> ft x <u>24</u> ft	<u>780</u>
_____ ft x _____ ft	_____

17. **Total Proposed Lot Coverage** (add lines 15 & 16)

780 s.f.

18. **Total Coverage in s.f. – existing & proposed** (add lines 13 & 17)

2725.16 s.f.

19. **Total % Lot Coverage** (line 18 divided by line 1, then multiply by 100)

6.80 %

20. **Total % Lot Coverage permitted** (provided on Page 2 of the application directions)

\_\_\_\_\_ %

21. **Total Coverage in s.f. – permitted** (multiple line 20 by line 1)

\_\_\_\_\_ s.f.

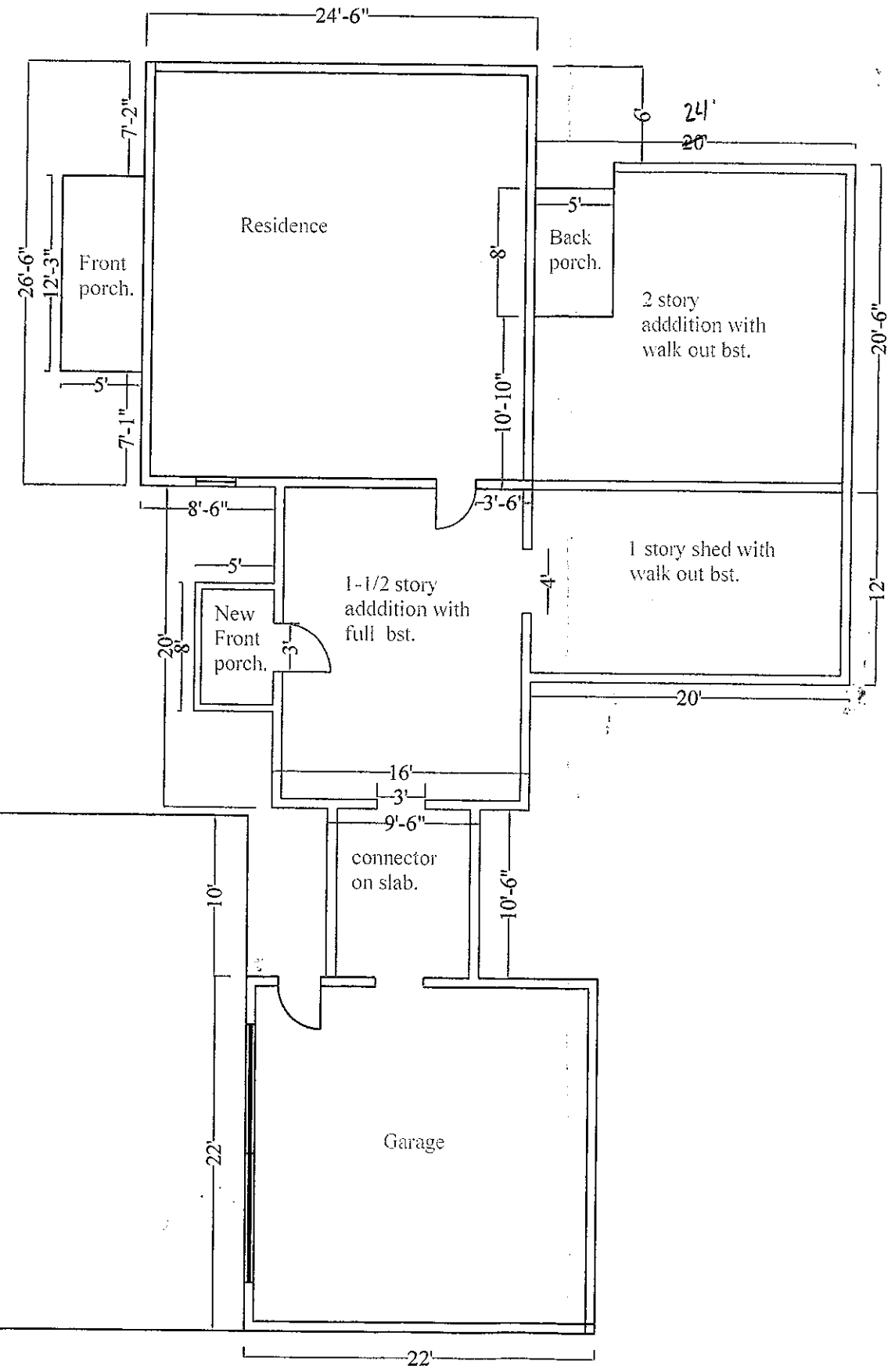
**Lot Coverage** is a percentage of the lot area which may be covered with an impervious surface. An **impervious surface** is made of materials which prevent the percolation of water into the ground. These materials include semi-impervious materials such as gravel stone and block. Examples of surfaces that should be included in lot coverage are buildings, driveways, parking areas, sidewalks, concrete pads, etc.

GROSH ADDITIONS  
1/18/23

EAST

SOUTH

NORTH





# Riparian Buffer Ordinance Modification Request

Filing Fee:	\$100
Date Paid:	2/8/23
PC Meeting:	3/9/23
BOS Meeting:	3/16/23

## APPLICANT INFORMATION

Applicant: BRENDA COCCA Phone#: 203 448 0127  
 Street Address: 289 KINGS LN City, State Zip: HELLAM PA 17406  
 Applicant Signature: [Signature] Date: 2/6/23

## PROPERTY OWNER INFORMATION (if different)

Property Owner: LOUIE GROSSI Phone #: 717 880 3164  
 Street Address: 4732 LIGHTHART MILL RD City, State Zip: HELLAM PA 17406  
 Owner Signature: [Signature] Date: 2/6/23

Tax Parcel #: JK-79

Property location description: 4732 LIGHTHART MILL RD

The following waiver(s) of the Riparian Buffer Ordinance regulations is / are requested and justification for granting said waiver(s) is provided.

1. Section 360-6 Description: USES PERMITTED

Proposed Alternative to the requirement: \_\_\_\_\_

Justification: IN ORDER TO CONSTRUCT AN ADDITION TO THE EXISTING SINGLE FAMILY HOME, WE ~~WILL~~ WILL RESTORE A PORTION OF THE RIPARIAN BUFFER.

**Exhibit B**



**Exhibit C**

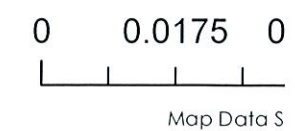
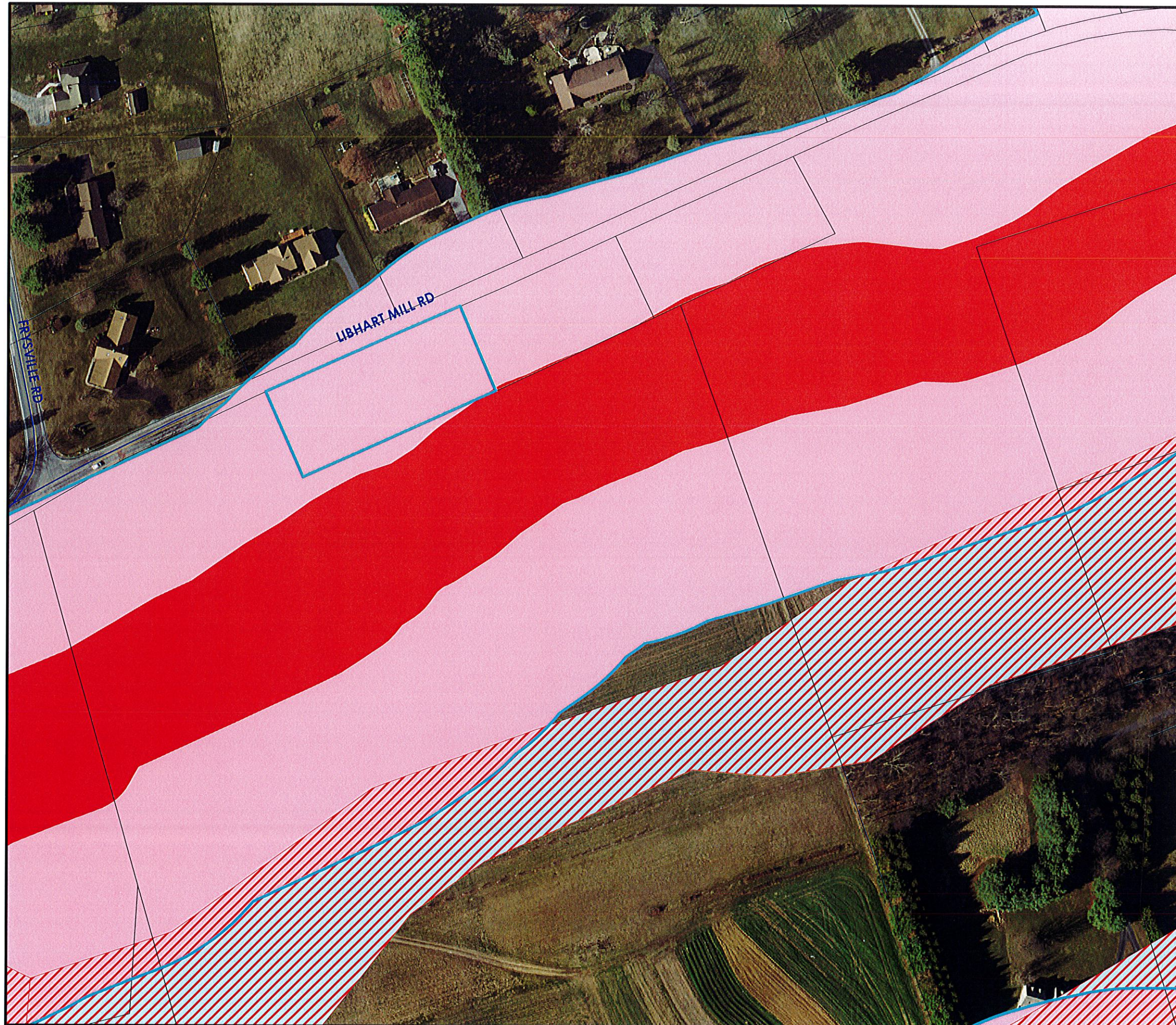
Riparian Buffer Overlay Zone

Hellam Township  
York County, Pennsylvania



Legend

- 75 ft Stream Buffer
- 75 ft Wetlands Buffer
- Steep Slopes within 75 ft
- 150 ft Stream Buffer
- 300 ft Stream Buffer
- Steep Slopes



**Exhibit D**



# Hellam Township Planning Commission Variance Application Briefing

# 3B

<b>Application Number:</b>	Z-2023-6	<b>PC Meeting:</b>	March 9, 2023
<b>Applicant(s):</b>	Warehaus c/o Joe Stein	<b>Tax Map Parcel:</b>	LL-70, 70V, 69D & 51
<b>Property Owner(s):</b>	Robert & Agnes Blessing et al	<b>Lot Size:</b>	Total 270.62 Acres
<b>Property Location:</b>	Various Locations	<b>Zoning:</b>	Rural Agricultural (RA)

### Project Narrative:

The applicant is requesting a Variance from §490-12.F, Lot Area Requirements, to subdivide four lots that exceed the maximum allowable lot size of 2.5 acres in the Rural Agricultural Zone.

Attached Exhibits:

- A. Zoning Hearing Application (received February 27, 2023).
- B. Aerial.
- C. Zoning Map.
- D. TDR Sending Overlay Zone Map.
- E. Riparian Buffer Overlay Zone Map.

### Property Characteristics:

1. The subject properties in the Rural Agricultural Zone are mostly farmed with some woodland and a single-family dwelling.
2. Parcel LL-51 is not a contiguous parcel and is zoned Rural Agricultural, Commercial/Industrial and Mixed-Use 2 as shown on the Zoning Map attached hereto as **Exhibit C**.
3. Parcels LL-69D and part of parcel LL-51 are located in the TDR Sending Overlay Zone as shown on the map attached hereto as **Exhibit D**. The use of TDRs is not required for the proposed subdivision.
4. Part of parcels LL-70, LL-69D and LL-51 are located in the Riparian Buffer and Steep Slope Overlay Zone as show on the map attached hereto as **Exhibit E**.
5. In 2002 a variance was approved for an over-sized off-premise directional sign for parcel LL-51.
6. Adjacent properties:

	Use	Zoning
<b>North</b>	Residential & Commercial	RA
<b>South</b>	Residential & Golf Course	MU-2
<b>West</b>	Residential, Commercial & Agriculture	RA & C/I
<b>East</b>	Residential, Commercial & Agriculture	RA, C/I & MU-2

### Variance Provisions

According to the Variance application submitted, the applicant reports the following:

1. **The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity.** A subdivision is needed for a reallocation of lot lines for family redistribution of land only.

2. **Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance.** A subdivision is needed for a reallocation of lot lines for family redistribution of land only. Additionally, creating lots under two acres would negatively affect the Property's Clean and Green status as a minimum of 10 acres is needed to participate in the program.
3. **Why the unnecessary hardship has not been created by the applicant.** In 1984 this parcel was created as a single-family residential lot.
4. **Why the variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare.** Granting this variance will not alter the character of the neighborhood as no development is proposed.
5. **Why the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.** This request is the minimum needed to produce the lots as proposed.
6. **How the variance, if within the Floodplain Overlay Zone, will comply with §490-19 of the Zoning Ordinance.** This property is not located within a floodplain.

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***This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Zoning Hearing Board Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Zoning Hearing Board Members.***





**APPLICATION FOR HEARING**

FOR TOWNSHIP USE ONLY			
ZONING CASE # <u>2-2023-6</u>			
Application Filed	<u>2/27/23</u>	Planning Commission	<u>3/9/23</u>
Hearing Advertised	<u>3/13 &amp; 3/20/23</u>	ZHB/BOS Hearing	<u>3/28/23</u>
Notices Mailed	<u>3/1/23</u>	Decision Rendered	_____
Site Posted	_____	Notification Sent	_____

**A. APPLICANT'S NAME:** Robert N.Blessing, Agnes M. Blessing, Wayne h. Blessing, Susan N. Blessing, c/o Laurie Able (Family Representative)  
**ADDRESS:** 4180 English Way, York PA, 17401  
**PHONE NUMBER:** 717-870-4859 **EMAIL ADDRESS** itslaurie@comcast.net

**B. PROPERTY OWNER'S NAME**  
 (If different than applicant): Same as above in A  
**ADDRESS:** \_\_\_\_\_  
**PHONE NUMBER:** \_\_\_\_\_

**C. CONSULTANT'S NAME**  
 (If different than applicant): Warehaus A.E. c/o Joseph Stein  
**ADDRESS:** 231 N. George Street, York, PA, 17401 **PHONE NUMBER:** 717-815-8563  
**EMAIL ADDRESS:** jstein@warehausae.com

**D. Tax Map:** LL **Parcel:** 70, 70V, 69D & 51 **Zoning District:** RA, C/I and MU-2  
**Property Address:** N/A  
**Date purchased:** 11/10/1993  
**Lot size:** acreage 124.21AC, 3.75AC, 38.79AC, 103.87AC four lots - or - \_\_\_\_\_ sq. ft.  
**Present use:** Agricultural  
**Proposed use:** Agricultural  
**Date of previous application (if any):** N/A

- E. Please choose the following:**
- APPEAL** (Refer to Section 1)
  - CONDITIONAL USE** (Refer to Section 2)
  - VARIANCE** (Refer to Section 3)
  - SPECIAL EXCEPTION** (Refer to Section 2)
  - OTHER – Curative or Zoning Amendment** (Refer to Section 4)

**Exhibit A**

**SECTION 3  
REQUEST FOR VARIANCE  
(REFER TO ZONING ORDINANCE SECTION 490-143.C)**

Applicant must provide the following information:

- **Name of specific sections in Zoning Ordinance for which Variance is requested:**

490-12.F " The maximum permitted lot size within the Rural Agricultural Zone is 2.5 acres."

- **Brief description of nature of Variance requested:**

The purpose of the variance to accompany a future subdivision plan for a reallocation of Lot Lines for Family redistribution of Land only. The subdivision would include the creation of six (6) new lots from the existing parcels containing 270.62 acres, & 4 tracts. No construction is planned at this time. If at a future date the owners of these Lots would choose to construct a single-family home on any of the proposed lots there would be ample acreage to do so. Additionally, the usage of the Lots will still be Agricultural. To create a lot in conformance with the zoning ordinance would require removal of the lots from its Clean and Green status as the minimal lot size for Clean and Green is 10 acres.

- A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this Ordinance.
- Ground floor elevations of existing and/or proposed structures (excluding residential structures).
- Names and addresses of adjoining property owners, including property owners directly across a public right-of-way.
- If it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant due to unique physical circumstances or conditions peculiar to the property, then briefly explain or describe:

- A. The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity:**

See above reference to the nature of the variance requested.

- B. Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance:**

See above reference to the nature of the variance requested.

C. Why the unnecessary hardship has not been created by the applicant:

The purpose of the variance to accompany a future subdivision plan for a reallocation of Lot Lines for Family redistribution of Land only. The subdivision would include the creation of six (6) new lots from the existing parcels containing 270.62 acres, & 4 tracts. No construction is planned at this time. If at a future date the owners of these Lots would choose to construct a single-family home on any of the proposed lots there would be ample acreage to do so. Additionally, the usage of the Lots will still be Agricultural. To create a lot in conformance with the zoning ordinance would require removal of the lots from its Clean and Green status as the minimal lot size for Clean and Green is 10 acres.

D. Why the Variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare:

Nothing will physically change on any of the acreage in consideration.

E. Why the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue:

This request is the minimum needed to produce the Lots as proposed.

F. How the Variance, if within the Floodplain Overlay Zone, will comply with the Section 490-19 of the Zoning Ordinance:

N/A

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



2/27/2023

\* Signature

Date

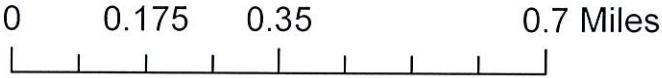
\* If other than property owner, authorization from owner to sign must be attached.



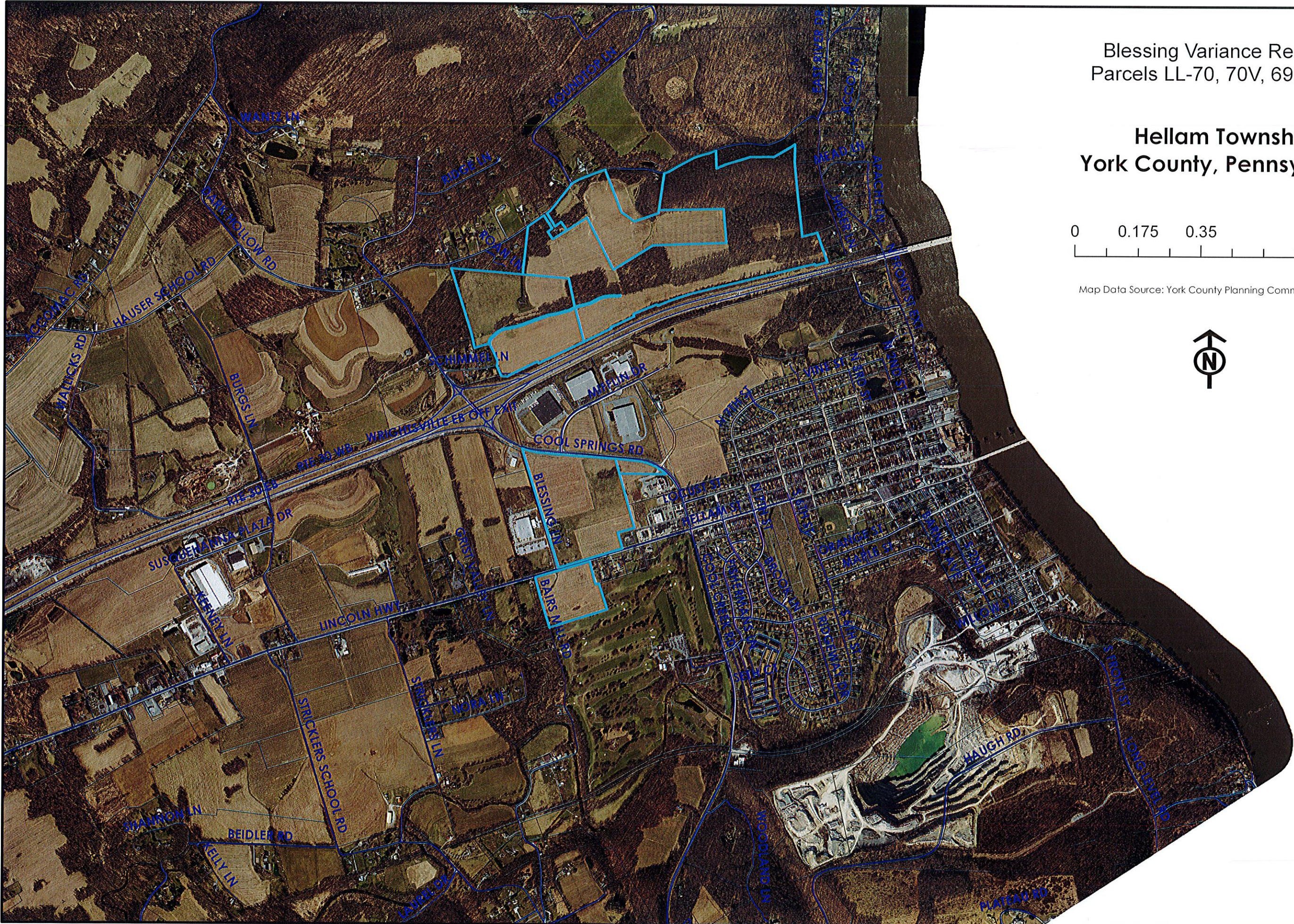


Blessing Variance Request  
Parcels LL-70, 70V, 69D & 51

### Hellam Township York County, Pennsylvania



Map Data Source: York County Planning Commission



**Exhibit B**

Blessing Variance Request  
 Parcels LL-70, 70V, 69D & 51  
**Hellam Township**  
 York County, Pennsylvania

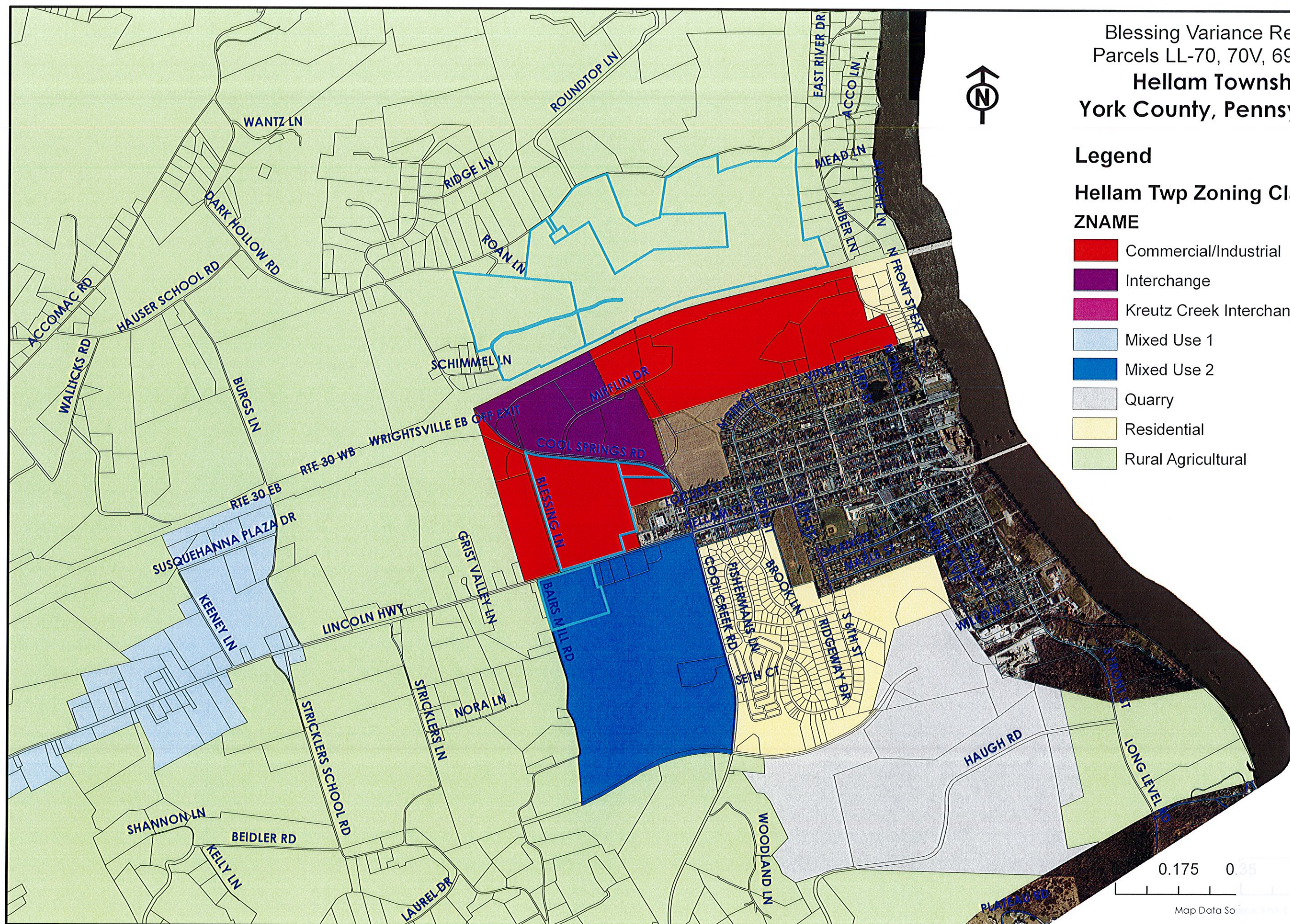


**Legend**

**Hellam Twp Zoning Classifications**

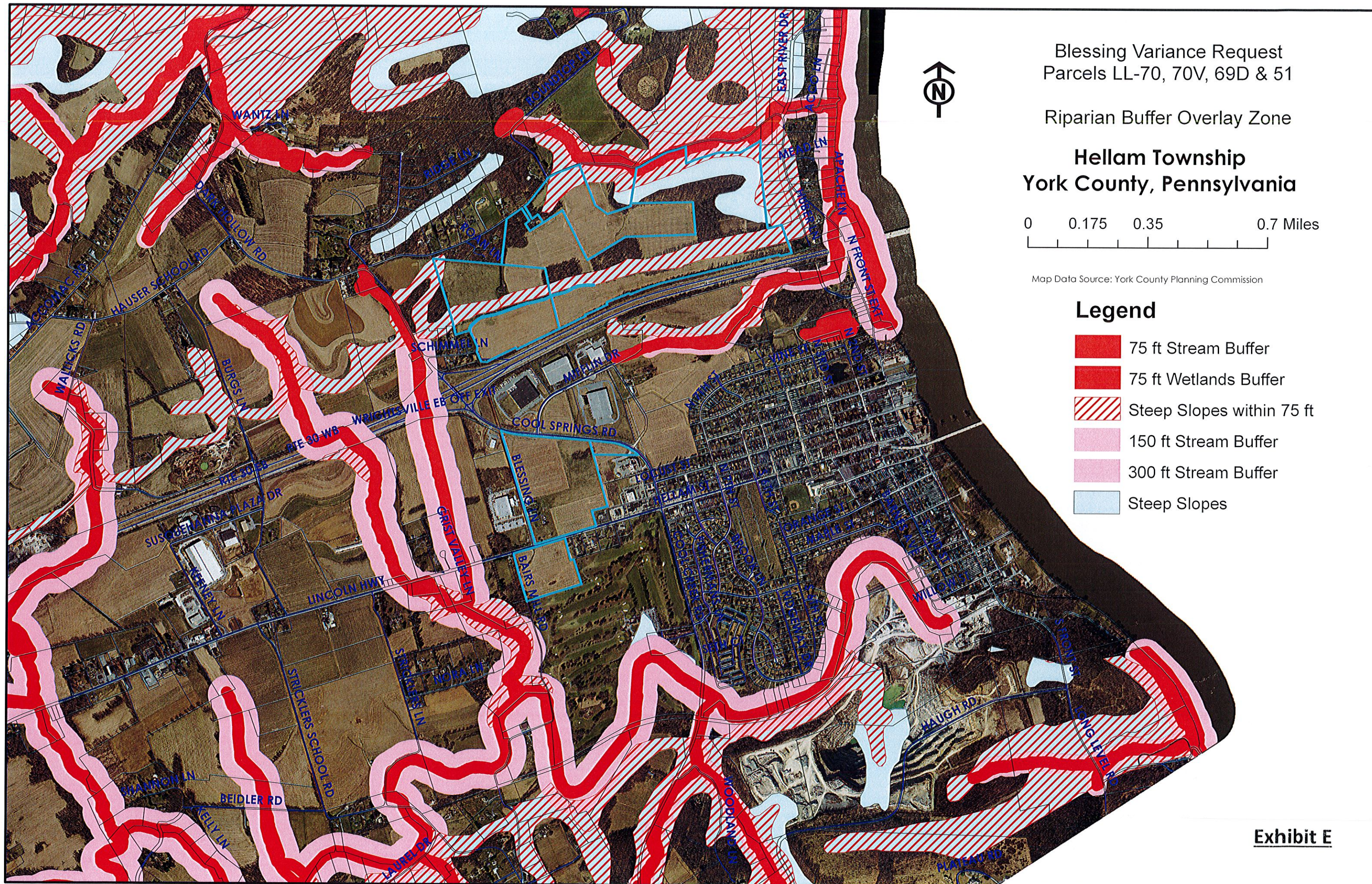
**ZNAME**

- Commercial/Industrial
- Interchange
- Kreutz Creek Interchange Zone
- Mixed Use 1
- Mixed Use 2
- Quarry
- Residential
- Rural Agricultural









Blessing Variance Request  
 Parcels LL-70, 70V, 69D & 51

Riparian Buffer Overlay Zone

**Hellam Township  
 York County, Pennsylvania**



Map Data Source: York County Planning Commission

**Legend**

- 75 ft Stream Buffer
- 75 ft Wetlands Buffer
- Steep Slopes within 75 ft
- 150 ft Stream Buffer
- 300 ft Stream Buffer
- Steep Slopes





# Hellam Township Planning Commission

## Subdivision Plan Briefing - Waivers Only



<b>Application Number:</b>	SL-2022-02	<b>PC Meeting:</b>	March 9, 2023
<b>Applicant(s):</b>	Warehaus c/o Joe Stein	<b>Tax Map Parcel:</b>	LL-70, 70V, 69D & 51
<b>Property Owner(s):</b>	Robert & Agnes Blessing et al	<b>Lot Size:</b>	Total 270.62 Acres
<b>Property Location:</b>	Various Locations	<b>Zoning:</b>	RA, C/I and MU-2

**Project Narrative:**

1. The applicant is requesting review of the following waivers only for SL-2022-02:

- § 430-10.D – Preliminary Plan
- § 430-12.A.1 – Preliminary Plan
- § 430-17.A(6) – Existing Features
- § 430-17.C(1)(a)[3] – Wetlands
- § 430-17.C(1)(b) – Man-made Features
- § 430-17.C(1)(a)[6] – Geologic Features
- § 430-17.C(1)(a)[1] – Topography
- § 430-17.C(1)(a)[8] – Delineation of Woodlands
- § 430-17.E – Accompanying Reports
- § 430-18.F(3) – DEP Sewer Planning
- § 430-30.B – Wetland Studies
- § 430-33.C(3)(a)[1-3] – Roadway Curbing and Widening

Attached Exhibits:

- A. Land Development Application, SL-2022-02.
- B. Waiver Requests.
- C. Engineer's 1<sup>st</sup> review letter from Chad Peters at CS Davidson dated January 13, 2023.
- D. York County Planning Commission's review letter dated January 27, 2023.

**Property Characteristics:**

- 1. The subject properties in the Rural Agricultural Zone are mostly farmed with some woodland and a single-family dwelling.
- 2. Parcel LL-51 is not a contiguous parcel and is zoned Rural Agricultural, Commercial/Industrial and Mixed-Use 2.
- 3. Parcels LL-69D and part of parcel LL-51 are located in the TDR Sending Overlay Zone. The use of TDRs is not required for the proposed subdivision.
- 4. Part of parcels LL-70, LL-69D and LL-51 are located in the Riparian Buffer and Steep Slope Overlay Zone.
- 5. In 2002 a variance was approved for an over-sized off-premise directional sign for parcel LL-51.
- 6. Adjacent properties:

	Use	Zoning
<b>North</b>	Residential & Commercial	RA
<b>South</b>	Residential & Golf Course	MU-2
<b>West</b>	Residential, Commercial & Agriculture	RA & C/I
<b>East</b>	Residential, Commercial & Agriculture	RA, C/I & MU-2

**Project Background:**

1. The purpose of this subdivision is for reallocation of lot lines for family redistribution of land only. Four parcels will be subdivided to create six lots. Four of the lots do not comply with the Zoning Ordinance as they exceed the maximum lot size of 2.5 acres. A variance has been requested under Z-2023-6.
2. The subdivision plan was reviewed by Hellam Township Staff and York County Planning Commission however the plan remains at the staff level. The Engineer's review letter is attached hereto as **Exhibit C**. York County Planning Commission's review letter is attached hereto as **Exhibit D**.

---

***This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Planning Commission Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Planning Commission Members.***

**HELLAM TOWNSHIP**  
**APPLICATION FOR CONSIDERATION OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN**

(For Township Use Only)

Township File No: \_\_\_\_\_ Date of Filing: \_\_\_\_\_ Deadline for Action: \_\_\_\_\_

Date of Revisions: \_\_\_\_\_ Date of Revisions: \_\_\_\_\_

Date of Revisions: \_\_\_\_\_ Date of Revisions: \_\_\_\_\_

The undersigned hereby applies for approval under the Hellam Township Subdivision and Land Development Ordinances for the Plan, submitted herewith and described below:

\* 51: 31-000-LL-0051.00 69D: 31-000-LL-0069.D0  
70: 31-000-LL-0070.00 70V: 31-000-LL-0070.V0

1. Proposed plan name: BLESSINGS SUBDIVISION

Tax map #: 51, 70, 69D, 70V Tax parcel #: \* SEE ABOVE Plan #: 2022.0170.00 Plan date: 12/02/2022

2. Project location: 69D: DARK HOLLOW RD, HELLAM, PA HELLAM TOWNSHIP 70V: COOL SPRINGS RD HELLAM, PA HELLAM TOWNSHIP

51: 100 BLESSINGS WAY, HELLAM, PA HELLAM TOWNSHIP 70: DARK HOLLOW RD & RT. 30, HELLAM, PA HELLAM TOWNSHIP

3. Name of property owner(s): ROBERT N. & AGNES M. BLESSING (1) WAYNE H. & SUSAN N. BLESSING (2)

Address: (1) 6988 DARK HOLLOW ROAD, WRIGHTSVILLE, PA 17368 (1) 717-659-8629  
(2) 880 LOCUST EXT. STREET, WRIGHTSVILLE, PA 17368 (2) 717-252-2274

Email: (1) DBSBFARM@GMAIL.COM (2) ITSLAURIE@COMCAST.NET

4. Name of applicant (if other than owner): \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

5. Firm which prepared plan: WAREHAUS

Address: 231 N. GEORGE STREET, YORK, PENNSYLVANIA 17401 Phone #: (717)845-8383

Person responsible for plan: JOSEPH STEIN

Email: JSTEIN@WAREHAUSAECOM

6. Application classification:

- |   |  |
|---|--|
| <input type="checkbox"/> Pre-application (Section 430-11)       | <input type="checkbox"/> Revised preliminary plan (Section 430-12.G) |
| <input type="checkbox"/> Preliminary plan (Section 430-12)      | <input type="checkbox"/> Revised final plan (Section 430-13.H.1)     |
| <input checked="" type="checkbox"/> Final plan (Section 430-13) |  |

7. Is a variance, special exception, conditional use or waiver approval necessary or has one been acquired for this property? YES; SEE PLAN

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Exhibit A**

8. Land use and number of lots and/or units (indicate answer by numbers of lots or units:)

Residential:

- Single Family
- Multi Family
- Commercial/Industrial
- Interchange
- Mixed Use 1
- Mixed Use 2
- Mobile Home Park
- Other (Please specify below)

RURAL AGRICULTURAL

9. Total acreage: 270 ACRES

10. Lineal feet of new street proposed 0 FT

11. Type of water proposed: N/A

- Individual
- Public
- Semi public
- Capped

12. Type of sanitary sewage disposal proposed: N/A

- Individual
- Public
- Semi public
- Capped

13. Sewer facilities plan revision or supplement number N/A; SEE WAIVER ON PLAN  
and date submitted N/A; SEE WAIVER ON PLAN

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct, and complete.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner/Applicant/Agent \*  
**\* If other than owner, authorization to sign must be attached.**

Revision

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

Revision

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

**Matthew Swanner**

---

**From:** Laurie Abel <itslaurie@comcast.net>  
**Sent:** Friday, December 2, 2022 6:17 PM  
**To:** Matthew Swanner  
**Subject:** Re: Authorization

**-- Caution: External Sender --**

This message came from outside of Warehaus.  
Please use caution when opening attachments or links.

- IntermixIT Support

I authorize Warehaus AE to submit plans to Hellam Township and York County Planning Commission.  
Laurie Abel

Sent from my iPhone

On Dec 2, 2022, at 2:50 PM, Matthew Swanner <mswanner@warehausae.com> wrote:

Hi Laurie,

I'm writing to ask you to respond to this email with a little sentence or two authorizing Warehaus AE to submit plans to Hellam Twp., and York County Planning Commission on behalf of the owner. Thanks

Sincerely:

Matthew W. Swanner  
Assistant Project Manager

Warehaus  
231 N. George Street  
York, PA 17401  
Phone: (717) 854-8383 Ext. 8535  
Mobile: (717) 968-4107  
Email: [mswanner@warehausae.com](mailto:mswanner@warehausae.com)  
Website: [www.warehausae.com](http://www.warehausae.com)



**Estimated Construction Costs and/or Surety Reduction for HELLAM TOWNSHIP**

Project Name:  
Hellam Township File No.  
Date:  
Prepared by:

Blessings Farm  
December 2, 2022  
DJB

	DATE	AMOUNT
ORIGINAL POSTED SURETY	PER ESTIMATE OF	
APPROVED REDUCTION NO. 1		
APPROVED REDUCTION NO. 2		
PRESENT SURETY		

DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	BONDED AMOUNT	CURRENT QUANTITY REQUESTED FOR RELEASE	CURRENT AMOUNT (\$) REQUESTED FOR RELEASE	QUANTITY PREVIOUSLY RELEASED	AUTHORIZED FOR RELEASE
<b>1. MISCELLANEOUS</b>								
Monumentation	EA	\$500.00	61	\$30,500.00		\$0.00		
MISCELLANEOUS SUBTOTAL				\$30,500.00		\$0.00		\$0.00
10% CONSTRUCTION CONTINGENCY				\$3,050.00		\$0.00		\$0.00
<b>TOTAL SURETY REQUIRED</b>				<b>\$33,550.00</b>		<b>\$0.00</b>		<b>\$0.00</b>

**Engineer's Certification**

I do hereby certify to the best of my knowledge, information and belief, that the information contained herein is correct and true.

\_\_\_\_\_  
Signature of Professional Engineer

**Estimated Construction Costs and/or Surety Reduction for HELLAM TOWNSHIP**

Project Name:  
Hellam Township File No.  
Date:  
Prepared by:

Blessings Farm  
December 2, 2022  
DJB

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\_\_\_\_\_  
Signature of Professional Engineer



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Date:  
Prepared by:

Blessings Farm  
December 2, 2022  
DJB

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**Engineer's Certification**

I do hereby certify to the best of my knowledge, information and belief, that the information contained herein is correct and true.

\_\_\_\_\_  
Signature of Professional Engineer

**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)

Plan No.

Date of Receipt/Filing:

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of project: Blessings Farm Subdivision Plan, 100 Blessings Way, Hellam Pennsylvania, 17347 Hellam Township, York County

2. Tax Map: \_\_\_\_\_

Location: \_

LOT 70 PIDN 31000LL0070.00 DB. 760, PG. 787, LOT 70V0 31000LL70.V0, DB 1976, PG. 2629

LOT 69D0, PIDN 31000LL0069.D0, DB 760 PG 787

LOT 51. PIDN 31000LL0051.00, DB 760, PG787

3. Name of property owner(s): Robert M. Blessing, Agnes M. Blessing, Wayne h. Blessing, Susan M. Blessing. (Laurie Able, family representative)

Address: c/o Laurie Able

Phone Number: 717-870-4859

4180 English Way,

York, PA, 17402

Email: dbsbfarm@gmail.com

4. Consulting engineering firm: Warehaus A.E.

Name of project manager: Joseph Stein

Address: 231 N. George Street,

Phone Number: 717-815-8563

York Pa 17401

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-10.D – Preliminary Plan

**Exhibit B**

7. Justification for the Waiver:

Due to the simplistic nature of the Plan, the Applicant desires to go right to Final and avoiding the processing of  
A Preliminary Plan as required by the Ordinance.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm, Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: Joseph J. Stew

\* If other than property owner, authorization from owner to sign must be attached.

**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)

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Address: c/o Laurie Able Phone Number: 717-870-4859  
4180 English Way,  
York, PA, 17401  
  
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Name of project manager: Joseph Stein  
  
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York Pa 17401  
  
Email: jstein@warehausae.com
5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-12.A.1 - Preliminary Plan

7. Justification for the Waiver:

Due to the simplistic nature of the Plan, the Applicant requests to go directly to Final and to not go through the Preliminary Plan process as required by the Ordinance.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm,

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

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70V0 31000LL70.V0, DB 1976, PG. 2629

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Email: dbsbfarm@gmail.com

4. Consulting engineering firm: Warehaus A.E.

Name of project manager: Joseph Stein

Address: 231 N. George Street,  
York Pa 17401

Phone Number: 717-815-8563

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-17.A(6) – existing features

7. Justification for the Waiver:

The plan is a reallocation of land for estate planning purposes, no development is proposed. As such, the showing of all existing features is not necessary. A concession can be made to show aerial imagery in the background of the Plan so that information from the latest satellite view can be used to document current conditions.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm, Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

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**APPLICATION FOR**  
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Name of project manager: Joseph Stein

Address: 231 N. George Street,  
York Pa 17401

Phone Number: 717-815-8563

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request: SALDO Section 430-17.C.(1).(a).(3) - Wetlands



7. Justification for the Waiver:

The Plan is a reallocation of land for estate planning purposes only. No development is proposed as part of this Plan. The Applicant believes that there is adequate area for development when the time comes and that information Does not need shown at this time. A concession would be to add a note to the plan stating that this information Will be provided at the time of a building permit application.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm, Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

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**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

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Phone Number: 717-815-8563

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-17.C(1)(b) man-made features

7. Justification for the Waiver:

The Plan is for reallocation of land for estate planning purposes only, no development is proposed. The Applicant Believes that showing existing features is not necessary at this time. A concession can be made to provide aerial Mapping in the background and/or obtain information from aerial imagery (to ensure any existing features are not in Violation of any Ordinance requirements), adding it to the plan. Field surveyed information is not desired at This time.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm, Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: Joseph J. Stus

\* If other than property owner, authorization from owner to sign must be attached.

**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)

Plan No.

Date of Receipt/Filing:

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of project: Blessings Farm Subdivision Plan, 100 Blessings Way, Hellam Pennsylvania, 17347 Hellam Township, York County

2. Tax Map: \_\_\_\_\_

Location: \_\_\_\_\_

LOT 70 PIDN 31000LL0070.00 DB. 760, PG. 787,

LOT 70V0 31000LL70.V0, DB 1976, PG. 2629

LOT 69D0, PIDN 31000LL0069.D0, DB 760 PG 787

LOT 51. PIDN 31000LL0051.00, DB 760, PG787

3. Name of property owner(s): Robert M. Blessing, Agnes M. Blessing, Wayne h. Blessing, Susan M. Blessing. (Laurie Able, family representative)

Address: c/o Laurie Able

Phone Number: 717-870-4859

4180 English Way,

York, PA, 17402

Email: dbsbfarm@gmail.com

4. Consulting engineering firm: Warehaus A.E.

Name of project manager: Joseph Stein

Address: 231 N. George Street,

Phone Number: 717-815-8563

York Pa 17401

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-17.C.(1)(a)[6] – geologic features

7. Justification for the Waiver:

The Plan is for a reallocation of land as part of estate planning. No development is proposed at this time and there  
Fore, the location of any geologic features is not necessary at this time. The lot sizes are large enough so that in  
The future, if the lots are to be developed, adequate buildable space is available. A concession can be made to add  
A note to the plan stating that this information must be required at the time of filing a building permit application.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: Joseph J. Stur

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(For Township Use Only)

Plan No.

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Location: \_\_\_\_\_

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LOT 70V0 31000LL70.V0, DB 1976, PG. 2629

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Address: 231 N. George Street,

Phone Number: 717-815-8563

York Pa 17401

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-17.C.(1).(a).(1) - topography

7. Justification for the Waiver:

The Plan is a reallocation of land for estate planning purposes only. No development is proposed as part of this Plan. It is the applicant's belief that topographic information is not needed at this time. A concession can be made To use LiDAR topography as it is readily available from the Internet.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm, Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: Joseph J. Stew

\* If other than property owner, authorization from owner to sign must be attached.

**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)

Plan No.

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2. Tax Map: \_\_\_\_\_

Location: \_\_\_\_\_

LOT 70 PIDN 31000LL0070.00 DB. 760, PG. 787,

LOT 70V0 31000LL70.V0, DB 1976, PG. 2629

LOT 69D0, PIDN 31000LL0069.D0, DB 760 PG 787

LOT 51. PIDN 31000LL0051.00, DB 760, PG787

3. Name of property owner(s): Robert M. Blessing, Agnes M. Blessing, Wayne h. Blessing, Susan M. Blessing. (Laurie Able, family representative)

Address: c/o Laurie Able  
4180 English Way,  
York, PA, 17402

Phone Number: 717-870-4859

Email: dbsbfarm@gmail.com

4. Consulting engineering firm: Warehaus A.E.

Name of project manager: Joseph Stein

Address: 231 N. George Street,  
York Pa 17401

Phone Number: 717-815-8563

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-17.C.(1)(a)(8) – Delineation of Woodlands



7. Justification for the Waiver:

The Plan is a reallocation of land for estate planning purposes only. There is no earth moving proposed with this Subdivision plan. No trees will be removed or otherwise impacted at this time. A modification would be accepted To show woodlands from the most recent aerial imagery but it is not desired to use field surveyed information. The Applicant's position is that there is an abundance of space available on each lot for development when that time arises. Another concession would be to add a note to the plan that says this information must be provided on a plan When a building permit is applied for.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm, Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

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**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

(For Township Use Only)

Plan No.

Date of Receipt/Filing:

The undersigned hereby applies for approval of a waiver, submitted herewith and described below:

1. Name of project: Robert M. Blessing, Agnes M. Blessing, Wayne h. Blessing, Susan M. Blessing.  
(Laurie Able, family representative)

2. Tax Map: \_\_\_\_\_

Location: \_\_\_\_\_

LOT 70 PIDN 31000LL0070.00 DB. 760, PG, 787,

LOT 70V0 31000LL70.V0, DB 1976, PG. 2629

LOT 69D0, PIDN 31000LL0069.D0, DB 760 PG 787

LOT 51. PIDN 31000LL0051.00, DB 760, PG787

3. Name of property owner(s): Robert M. Blessing, Agnes M. Blessing, Wayne h. Blessing, Susan M. Blessing.  
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4. Consulting engineering firm: Warehaus A.E.

Name of project manager: Joseph Stein

Address: 231 N. George Street,

Phone Number: 717-815-8563

York Pa 17401

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-17.E – Accompanying Reports

7. Justification for the Waiver:

The Plan is a reallocation of land for estate planning purposes only. There is no development proposed as part of  
This subdivision plan. Reports for natural and cultural features and man-made features are not believed to be  
Necessary as none of those items would be impacted by the placement of new lot lines. The Applicant believes  
There is adequate space for development in the future if said lots are to be developed. A concession can be made to  
Add a note to the plan indicating that this information be provided for at the time of a building permit application.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm, Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

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**CONSIDERATION OF A WAIVER**

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Name of project manager: Joseph Stein

Address: 231 N. George Street,  
York Pa 17401

Phone Number: 717-815-8563

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-18.F.(3) – DEP Sewer Planning

7. Justification for the Waiver:

The Plan is a reallocation of land for estate planning purposes only, no development is  
Proposed as part of this subdivision plan. Any existing sewer allocation can be reserved with the existing lots since

No new lots are being created. A concession would be to add a note stating that this planning, or waiver from  
Planning, will be performed at the time of filing of a building permit application.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm, Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

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Email: dbsbfarm@gmail.com

4. Consulting engineering firm: Warehaus A.E.

Name of project manager: Joseph Stein

Address: 231 N. George Street,

Phone Number: 717-815-8563

York Pa 17401

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

Waiver Request SALDO Section 430-30.B – Wetland Studies

7 Justification for the Waiver:

The Plan is a reallocation of lot lines for estate planning purposes only. No development is Proposed as part of this plan. The Applicant's position is that there is adequate building area on each lot if wetlands Were to be found. A concession would be to add a note on the plan to indicate that this information must be Provided at the time of any future building permit application.

Multiple horizontal lines for additional text input.

8 Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm, Subdivision Plan

100 Blessings Way, Hellam, Pennsylvania 17347

Hellam Township, York County

Two horizontal lines for additional text input.

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: Joseph J. Stew

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**HELLAM TOWNSHIP**  
**APPLICATION FOR**  
**CONSIDERATION OF A WAIVER**

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2. Tax Map: \_\_\_\_\_

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LOT 70V0 31000LL70.V0, DB 1976, PG. 2629

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LOT 51. PIDN 31000LL0051.00, DB 760, PG787

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Name of project manager: Joseph Stein

Address: 231 N. George Street,  
York Pa 17401

Phone Number: 717-815-8563

Email: jstein@warehausae.com

5. Specify section(s) of the Hellam Township Subdivision and Land Development Ordinance for which a Waiver is requested:

SALDO Section 430-33.(C).(3).(a).[1,2,&3] – Improvements to existing streets



7. Justification for the Waiver:

The Plan is a reallocation of land for estate planning purposes only. The Plan proposes no improvements at this Time. It is the Applicant's request to not only fully forego these requirements as part of this plan, but to also not accept the "six Month note" that would typically be accepted in place of improvements now. The reasoning for this is due to the Potentially significant financial burden it would put on the family. The properties being re-subdivided have an Extensive amount of road frontage and while it is unlikely that all would be requested to be improved at once, There is also no way of knowing that it wouldn't happen.

8. Identification of Plans, Reports, or Supplementary Data, which are part of the Application:

Blessings Farm,  
100 Blessings Way, Hellam, Pennsylvania 17347  
Hellam Township, York County

The undersigned hereby represents that, to the best of his/her knowledge and belief, all information listed above is true, correct, and complete.

\* Signature: Joseph J. Stur

\* If other than property owner, authorization from owner to sign must be attached.

**Matthew Swanner**

---

**From:** Laurie Abel <itslaurie@comcast.net>  
**Sent:** Friday, December 2, 2022 6:17 PM  
**To:** Matthew Swanner  
**Subject:** Re: Authorization

-- Caution: External Sender --  
This message came from outside of Warehaus.  
Please use caution when opening attachments or links.

*- IntermixIT Support*

I authorize Warehaus AE to submit plans to Hellam Township and York County Planning Commission.  
Laurie Abel

Sent from my iPhone

On Dec 2, 2022, at 2:50 PM, Matthew Swanner <mswanner@warehausae.com> wrote:

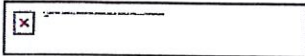
HiLaurie,

I'm writing to ask you to respond to this email with a little sentence or two authorizing Warehaus AE to submit plans to Hellam Twp., and York County Planning Commission on behalf of the owner. Thanks

Sincerely:

[Matthew W. Swanner](#)  
[Assistant Project Manager](#)

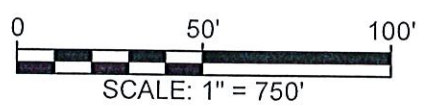
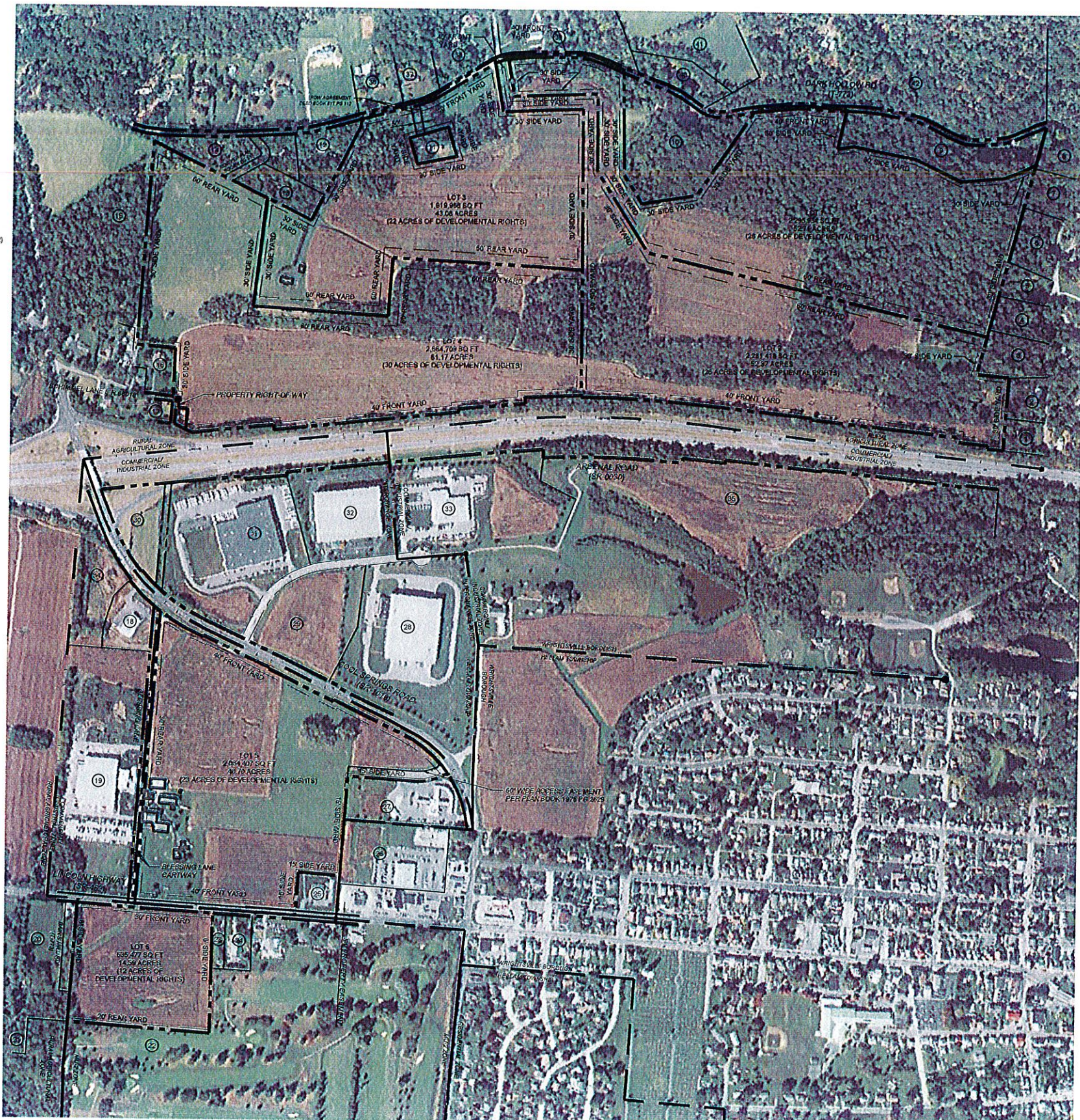
Warehaus  
231 N. George Street  
York, PA 17401  
Phone: (717) 854-8383 Ext. 8535  
Mobile: (717) 968-4107  
Email: [mswanner@warehausae.com](mailto:mswanner@warehausae.com)  
Website: [www.warehausae.com](http://www.warehausae.com)





**SITE DATA**

1. EXISTING ZONING:	RURAL AGRICULTURAL (RA) COMMERCIAL / INDUSTRIAL (C-I) MIXED USE 2, MU 2 (MU2)
2. EXISTING LAND USE:	AGRICULTURAL AGRICULTURAL AGRICULTURAL AGRICULTURAL/FARM HOMESTEAD
3. PROPOSED LAND USE:	AGRICULTURAL AGRICULTURAL/FARM HOMESTEAD AGRICULTURAL AGRICULTURAL
4. TAX MAP, HELLAM TOWNSHIP:	PARCEL 31000LL0070.00 DEED BOOK 760 DEED PAGE 787 PARCEL 31000LL0070.V0 DEED BOOK 1978 DEED PAGE 2629 PARCEL 31000LL0069.D0 DEED BOOK 780 DEED PAGE 787 PARCEL 31000LL0051.00 DEED BOOK 780 DEED PAGE 787
5. ADJACENT LAND TRACTS ARE ZONED:	RURAL AGRICULTURAL (RA), INTERCHANGE (INT) COMMERCIAL INDUSTRIAL (CI), RESIDENTIAL (R), RURAL AGRICULTURAL (RA), MIXED USE 2 (MU2) INTERCHANGE (INT), COMMERCIAL INDUSTRIAL (CI), RURAL AGRICULTURAL (RA), MIXED USE 2 (MU2) COMMERCIAL-INDUSTRIAL (CI), RURAL AGRICULTURAL (RA)
6. STREET CLASSIFICATIONS:	RT. 30 ARTERIALS COOL SPRINGS ROAD: COLLECTOR LINCOLN HIGHWAY: COLLECTOR ALL OTHERS: LOCAL
7. EXISTING SUBDIVISION:	LOT 70 TRACT 3: 124.21 ACRES LOT 70V0: 3.75 ACRES LOT 69D0 TRACT 4: 38.79 ACRES LOT 51 TRACT 1,1,2: 103.87 ACRES <b>TOTAL: 270 ACRES</b>
8. PROPOSED SUBDIVISION: 6 LOTS:	LOT 1: 52.71 ACRES LOT 2: 52.37 ACRES LOT 3: 43.08 ACRES LOT 4: 61.17 ACRES LOT 5: 46.70 ACRES LOT 6: 14.59 ACRES <b>TOTAL PROPOSED AREA OF SUBDIVISION 270 ACRES</b>
9. LOT AREA:	<b>COMMERCIAL/INDUSTRIAL ZONE:</b> MIN. ALLOWED: 15,000 SQ FT EXISTING: 3.75 ACRES (LOT 70V0) PROPOSED: 46.70 ACRES (LOT 5) <b>RURAL AGRICULTURAL ZONE:</b> MIN. ALLOWED: 2 ACRES EXISTING: 38.79 ACRES (LOT 69D0) PROPOSED: 43.08 ACRES (LOT 3) <b>MIXED USE 2 ZONE:</b> MIN. ALLOWED: 10,000 SQ FT EXISTING: 14.59 ACRES (LOT 51 TRACT 2) PROPOSED: 14.59 ACRES (LOT 6)
12. LOT COVERAGE:	<b>COMMERCIAL/INDUSTRIAL ZONE:</b> MAX ALLOWED WITH TDRS: 80% MAX ALLOWED WITHOUT TDRS: 40% EXISTING WITH TDRS: <80% EXISTING WITHOUT TDRS: <40% PROPOSED WITH TDRS: <80% PROPOSED WITHOUT TDRS: <40% <b>RURAL AGRICULTURAL ZONE:</b> MAX ALLOWED: 15% EXISTING: <15% PROPOSED: <15% <b>MIXED USE 2 ZONE:</b> MAX ALLOWED WITH TDRS: 70% MAX ALLOWED WITHOUT TDRS: 50% EXISTING WITH TDRS: <70% EXISTING WITHOUT TDRS: <50% PROPOSED WITH TDRS: <70% PROPOSED WITHOUT TDRS: <50%
13. SETBACKS:	<b>COMMERCIAL/INDUSTRIAL ZONE:</b> FRONT: 40 FT SIDE: 15 FT REAR: 30 FT <b>RURAL AGRICULTURAL ZONE:</b> FRONT: 40 FT SIDE: 30 FT REAR: 60 FT <b>MIXED USE 2 ZONE:</b> FRONT: 30 FT SIDE: 6 FT REAR: 20 FT
14. LOT WIDTH:	<b>COMMERCIAL/INDUSTRIAL ZONE:</b> MIN. ALLOWED: 100' (AT RIGHT-OF-WAY) EXISTING: 735 FT (LOT 70V0) PROPOSED: 1,001 FT (LOT 5) <b>RURAL AGRICULTURAL ZONE:</b> MIN. ALLOWED: 100' (AT RIGHT-OF-WAY) EXISTING: 1,317 FT (LOT 51 TRACT 1) PROPOSED: >100 FT <b>MIXED USE 2 ZONE:</b> MIN. ALLOWED: 50' (AT RIGHT-OF-WAY) EXISTING: 841 FT (LOT 51 TRACT 2) PROPOSED: 841 FT (LOT 6)
15. DENSITY:	<b>MIXED USE 2 ZONE:</b> MAX ALLOWED WITH TDRS: 1.50 MAX ALLOWED WITHOUT TDRS: 0.90 EXISTING WITH TDRS: <1.50 EXISTING WITHOUT TDRS: <0.90 PROPOSED WITH TDRS: <1.50 PROPOSED WITHOUT TDRS: <0.90



ADJOINING PROPERTIES	
#	description
1	TERRY A. MISEL TAX PIN 31-000-07-0025.03 DEED BOOK 1036 PG 61 PLAN BOOK II PG 459
2	GEORGE N. BLAIR JR. TAX PIN 31-000-07-0026.00 DEED BOOK 1926 PG 5514 PLAN BOOK II PG 429
3	MARK C. RHODES & JOSELINE LIMA SANDOVAL TAX PIN 31-000-07-0027.00 DEED BOOK 2587 PG 2412 PLAN BOOK II PG 429
4	ROBIN J. GRAHAM TAX PIN 31-000-07-0028.00 DEED BOOK 1070 PG 802 PLAN BOOK II PG 429
5	KEVIN R. MOON & EMILY D. RUSSO TAX PIN 31-000-07-0029.00 DEED BOOK 2432 PG 773 PLAN BOOK II PG 429
6	LAUREN A. & MICHAEL B. FORD JR. TAX PIN 31-000-07-0030.00 DEED BOOK 2713 PG 8860 PLAN BOOK II PG 429
7	JARED MACKLEY & JOHN LAVIE TAX PIN 31-000-08-0038.A0 DEED BOOK 1707 PG 4418 PLAN BOOK II PG 1833
8	SAUNDRA WARFEL TAX PIN 31-000-08-0043.00 DEED BOOK 1732 PG 3893 PLAN BOOK II PG 1833
9	ALLEN J. & KERRY H. CLEMENTS TAX PIN 31-000-LL-0070.B0 DEED BOOK 1274 PG 3226
10	ALLEN J. & KERRY H. CLEMENTS TAX PIN 31-000-LL-0069.E0 DEED BOOK 2731 PG 967
11	DIANE KNAUB TAX PIN 31-000-LL-0068.B0 DEED BOOK 506 PG 65
12	JOHN BLESSING ESTATE TAX PIN 31-000-LL-0068.D0 DEED BOOK 588 PG 880 PLAN BOOK II PG 53
13	FRED T. & DONNA L. FINK TAX PIN 31-000-LL-0068.C0 DEED BOOK 588 PG 438 PLAN BOOK II PG 53
14	DON M. & BERNICE K. WELLER TAX PIN 31-000-LL-0068.A0 DEED BOOK 1376 PG 5509 PLAN BOOK II PG 53
15	STACEY J. STAGEMERTEN TAX PIN 31-000-LL-0047.C0 DEED BOOK 2176 PG 5532
16	CAROL M. & BARRE L. RITZ TAX PIN 31-000-LL-0051.E0 DEED BOOK 96X PG 1054
17	PATRICK B. & JOANN REISINGER TAX PIN 31-000-LL-0052.00 DEED BOOK 2058 PG 2846
18	COOL SPRINGS PROPERTY HOLDINGS LLC TAX PIN 31-000-LL-0050.C0 DEED BOOK 2589 PG 783 PLAN BOOK 2541 PG 6592
19	SWF REALTY LLC TAX PIN 31-000-LL-0050.D0 DEED BOOK 1885 PG 874 PLAN INSTRUMENT #2019001631
20	BRUCE L. QUICHEL TAX PIN 31-000-LL-0018.00 DEED BOOK 1333 PG 1342
21	NANCY C. & EDWARD L. MOTTER TAX PIN 31-000-LL-0019.00 DEED BOOK 2471 PG 2319
22	FIRST INVESTORS GENERAL, INC TAX PIN 31-000-LL-0016.00 DEED BOOK 67D PG 382
23	GARY E. & DIANA L. BACHMAN TAX PIN 31-000-LL-0015.B0 DEED BOOK 454 PG 516
24	ERIK S. & LORI A. SCHWITT TAX PIN 31-000-LL-0015.A0 DEED BOOK 1500 PG 3831
25	LANCASTER GENERAL SERVICES BUSINESS TRUST TAX PIN 31-000-LL-0051.C0 DEED BOOK 1281 PG 8320
26	WISSLER HOLDINGS, LP TAX PIN 31-000-LL-0070.X0 DEED BOOK 2400 PG 838
27	EVANDALE CRIST FAMILY LP TAX PIN 31-000-LL-0014.00 DEED BOOK 1985 PG 7925 PLAN BOOK 1926 PG 2839
28	NORTH AMERICAN STAINLESS TAX PIN 31-000-LL-0070.R0 DEED BOOK 1908 PG 3020
29	ROBERT N. & AGNESS M. BLESSING & WAYNE H. & SUSAN N. BLESSING TAX PIN 31-000-LL-0070.S0 DEED BOOK 1926 PG 2236
30	KA WRIGHTS LLC TAX PIN 31-000-LL-0050.B0 DEED BOOK 2556 PG 1472
31	KA WRIGHTS LLC TAX PIN 31-000-LL-0070.G0 DEED BOOK 0280 PG 0451
32	EARLE M. JORGENSEN COMPANY TAX PIN 31-000-LL-0070.H0 DEED BOOK 2140 PG 7322
33	3B YORK, LP TAX PIN 31-000-LL-0070.J0 DEED BOOK 1945 PG 2087
34	PTV XXV LLC TAX PIN 31-000-LL-0050.A0 DEED BOOK 2513 PG 0407
35	CONSERVATION FUND TAX PIN 31-000-LL-0070.E0 DEED BOOK 2725 PG 8549
36	NEAL R. KNAUB TAX PIN 31-000-03-0102.00 DEED BOOK 2411 PG 2125
37	NANCY JEAN BAER TAX PIN 31-000-03-0102.A0 DEED BOOK 2424 PG 8109
38	THOMAS G. & JANE E. CLUNNINGHAM TAX PIN 31-000-03-0101.00 DEED BOOK 2075 PG 7918

35	SUSQUEHANNA RESOURCES TAX PIN 31-000-LL-0069.F0 DEED BOOK 2007 PG 8042
36	ALLEN J. & KERRY H. CLEMENTS TAX PIN 31-000-LL-0069.E0 DEED BOOK 2731 PG 0967
41	SUSQUEHANNA RESOURCES TAX PIN 31-000-LL-0069.C0 DEED BOOK 2506 PG 7745
42	KATHY A. & JOHN P. HARSHALL TAX PIN 31-000-LL-0069.A0 DEED BOOK 2588 PG 1623

**WAREHAUS**  
architects/engineers/designers  
WarehausAE.com  
231 N. George St. | York, PA 17401 | 717.845.8383

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drawing set

**SITE PLAN**

date	description
02/27/2023	
2022.0170.00	
JJS	
DJB	

revisions	#	date	description

**BLESSINGS FARM**  
100 BLESSINGS WAY, HELLAM, PENNSYLVANIA 17347  
HELLAM TOWNSHIP, YORK COUNTY  
drawing file  
**SITE PLAN**



January 13, 2023

Rachel Vega, Township Zoning Officer  
44 Walnut Springs Road  
York, PA 17406

RE: Blessing's Farm  
**Final Subdivision Plan**  
Hellam Township, York County, PA  
Engineer's Project No. 1253.3.02.01

Dear Staff:

I have reviewed the above-referenced final subdivision plan and offer the following comments:

**Summary of information provided for review is as follows:**

- Blessings Farm Final Subdivision plan, prepared by Warehaus, dated December 2, 2022,
- Application for consideration of Subdivision, unsigned and not dated.

**I. Zoning Ordinance Comments:**

1. **Section 490-12.F** –The maximum permitted lot size within the Rural Agriculture Zone is 2.5 Acres and should be listed as so in the site data portion of sheet 2 of 6.
2. **Section 490-12 (Demension table)** – Minimum lot width within the Rural Agricultral Zoning district is 110 feet. Proposed Lot 2 does not appear to meet this requirement. Also, this information must be updated in the site data section of sheet 2 of 6 of the plan set.
3. **Section 490-12.L** – The required setbacks and yard requirements as listed in this section of the ordinance must be depicted on the plan.
4. **Section 490-12.L(4)** – For any new lot to be created in the woodlands within the Restricted Overlay District, written documentation and supporting illustrations drawn to scale specifically set forth, in acres or square feet, the amount of proposed alterations to the woodlands is required, and the percent of the disturbed area must be calculated.
5. **Section 490-21.D** – The plan must delineate the restricted overalay district as identified within this section of the ordinance.
6. **Section 490-29** – All corner lots must have a front yard along each public street. Lot 5 does not meet this requirement.
7. **Section 490-160.E.(1)** - The majority of the property in the RA Zone is also located in the TDR Sending Overlay Zone. A note must be on the plan stating that TDRs are required for the erection of any principal structure.

**II. Subdivision and Land Development Ordinance Comments:**

1. **Section 430-10.D** - A Preliminary Plan Application is mandatory for all subdiviions of 5 or more lots. The applicant has noted this as a requested waiver on sheet 2 of 6 of the plan set. No formal waiver request application has been submitted.

**Exhibit C**



**C.S. DAVIDSON, INC.**

2. **Section 430-12.A.1** - A preliminary plan is required for all subdivisions of 5 or more lots. The applicant has noted this as a requested waiver on sheet 2 of 6 of the plan set. No formal waiver request application has been submitted.
3. **Section 430-17.A.(6)** – All plan submissions must include existing features. This is to include but not be limited to all existing land cover, step slopes, water courses, wetlands, geological features, structures, riparian buffers, easements, right-of-ways, etc.
4. **Section 430-17.B.(13)** – The name of all immediate adjacent property owners must be included on the plans. Properties on the north sides of both Cool Springs Road (SR-1016) along with Dark Hallow (T-773) must be added to the plans.
5. **Section 430-17.B.(18)** – The number of rights of further subdivision must be stated on the plans.
6. **Section 430-17.C.(1)(a)[1][b]** – The plan must be provided with 2 foot contours.
7. **Section 430-17.C.(1)(a)[1)(e)** – All areas of steep slopes must be identified on the plans.
8. **Section 430-17.C.(1)(a)[3]** – The plan is required to provide wetland information in accordance with this section of the ordinance.
9. **Section 430-17.C.(1)(a)[4]** – The plan is required to show all streams and water courses.
10. **Section 430-17.C.(1)(a)[6]** – The plan is required to show all existing unique geological features. The applicant has noted this as a requested waiver on sheet 2 of 6 of the plan set. No formal waiver request application has been submitted.
11. **Section 430-17.C.(1)(a)[8]** – The plan must delineate the location of all lands containing living tree masses with a caliper of six inches or more at the height of four feet above grade, and the location of all woodland reservations on the Official Map. The applicant has noted this as a requested waiver on sheet 2 of 6 of the plan set. No formal waiver request application has been submitted.
12. **Section 430-17.C.(1)(b)** – The plan must include all man-made features as required by this section of the ordinance. The applicant has noted this as a requested waiver on sheet 2 of 6 of the plan set. No formal waiver request application has been submitted.
13. **Section 430-17.D.(8)** – The plan must include all building setback lines to be depicted on the plans with distances from the property and street right-of-ways.
14. **Section 430-17.E** – Accompanying reports are required as indicated in this section of the Ordinance. The applicant has noted this as a requested waiver on sheet 2 of 6 of the plan set. No formal waiver request application has been submitted.
15. **Section 430-17.F.(2)** – A statement must be added to the plans by the individual responsible for the data to the affect that the survey and general paln data are correct (See Appendix 1).
16. **Section 430-18.D.3** – The plan must include location and dimension of all easements. The applicant has noted this as a requested waiver on sheet 2 of 6 of the plan set. No formal waiver request application has been submitted.
17. **Section 430-18.F** – The plan must include a signature block for the Township Engineer.



**C.S. DAVIDSON, INC.**

18. **Section 430-18.F.(3)** – A notice from DEP that the sewer facilities plan revision, supplement or non-building waiver has been approved must be provided prior to the recording of the plan. The applicant has noted this as a requested waiver on sheet 2 of 6 of the plan set. No formal waiver request application has been submitted.
19. **Section 430-18.F.(9)** – A deed containing perimeter legal descriptions of the lots being enlarged must be recorded.
20. **Section 430-18.F.(15)** – Since the plan proposes subdivision of a tract located within the Rural Agriculture Zone, it will be required by the Zoning Officer to determine the number of development rights attributable to the parent tract and the number of development rights which remain available for use.
21. **Section 430-30.B** – Wetland studies are required by this chapter.
22. **Section 430-32.A** – Any lot proposed to be subdivided that is partially or completely wooded and/or contains isolated groupings or clusters of native overstory trees, not more than 20% of the total lot area may be altered or cleared.
23. **Section 430-33.C.(1)** – All street right-of-way must conform to the requirements of this section of the ordinance.
24. **Section 430-33.(C).(3).(a).[1,2 & 3]** – Lincoln Highway (SR 462) is required to be widened along the project frontage to include a 10 paved shoulder along with curbing, Cool Springs Road (SR 1016) is required to be improved along the project frontage to a minimum of a 12 paved travel lane and 8 foot paved shoulder with curbing, and Dark Hollow Road (T-773) and Blessing Lane are required to be improved along the project frontage to a minimum of a 12 paved travel lane and 6 foot paved shoulder with curbing.
25. **Section 430-42.D.(4)** – Proposed Lot 5 of the subdivision is considered a “Through Lot” and it must be clearly identified on the plans that one of the two road frontages is designated as the rear yard with a minimum depth of 75 feet. This rear yard is then required to have a planted landscape screen as provided in this section of the ordinance.
26. **Section 430-42.D.(5)** Flag lots are only permitted when provided in conformance with Chapter 490, Zoning.
27. **Section 430-43** – Building Setback Lines must be dimensioned on the plans.

**General Comments:**

1. We would request that after the recording of the approved record plans that the Applicant provides a copy of the newly prepared and recorded deeds for each new lot created.
2. We would request that SALDO sections 430-17.D.(5), 430-17.F.(7), and 430-18.F.(11) be removed from the Waiver request section of sheet 2 of the plan set, as we feel they are not necessary.



C.S. DAVIDSON, INC.

If you have questions related to the enclosed information or require any clarification, please do not hesitate to contact me directly at (717) 814-4516 or [cdp@csdavidson.com](mailto:cdp@csdavidson.com).

Respectfully,

A handwritten signature in black ink, appearing to read 'CDP', is written over the typed name.

Chad D. Peters, P.E.  
Township Engineer

CDP

Copy to: File

K:\125330201\Correspondence\Letters-Reports\2023-01-13 Blessing Farm Subdiv Plan Review.docx



PLANNING  
COMMISSION

REPORT TO MUNICIPALITY OF REVIEW OF FINAL  
SUBDIVISION AND LAND DEVELOPMENT APPLICATION

January 17, 2023

Mr. Todd Trimmer, Chair  
Hellam Township Board of Supervisors  
471 Frysville Road  
York, PA 17406

Re: Blessings Farm  
Dark Hollow Road/Cool Springs Road  
6 Lots – *Final Subdivision Plan*  
YCPC File #31-22-12-05-0260

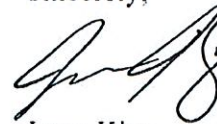
Dear Mr. Trimmer:

The above captioned Final Subdivision and Land Development application has been reviewed by the York County Planning Commission staff. Attached are comments made as a result of our review of the application. These comments are made in reference to the municipal ordinances and plans, the County Comprehensive Plan, and/or general planning concerns, and do not constitute approval or disapproval of this application. That decision rests solely with the municipality.

According to the Pennsylvania Municipalities Planning Code, upon the approval of a final plat, the developer shall within 90 days of such final approval, or 90 days after the date of delivery of an approved plat signed by the governing body, following completion of conditions imposed for such approval, whichever is later, record such plat in the York County Recorder of Deeds office. The York County Recorder of Deeds office shall not accept any plat for recording, unless such plat officially notes the approval of the governing body and review by the York County Planning Commission staff.

Please contact this office if there are any questions concerning this report.

Sincerely,



Jesse King  
Senior Planner

Encl. Copies of this review have been sent to:

- (X) Municipal Manager
- (X) Municipal Planning Comm. Chr.
- (X) Municipal Engineer
- (X) Municipal Zoning Officer
- (X) Applicant
- (X) Applicant's Surv./Engr.

Mary E. Coble  
Chairman

Sean P. Kenny  
Vice Chairman

Matthew Chronister  
Secretary

James J. Morris  
Treasurer

Brian Brenneman

Thomas W. Earp

David Gonzalez

Walter A. Kuhl

Bruce Miller

Felicia S. Dell  
Director

Jeffrey L. Rehmyer II  
Solicitor

EQUAL  
OPPORTUNITY  
EMPLOYER

**Exhibit D**

## BLESSINGS FARM

Dark Hollow Road/Cool Springs Road  
6 Lots – Final Subdivision Plan  
YCPC File # 31-22-12-05-0260

### These comments refer to the Hellam Township Zoning Ordinance:

1. A portion of the Subdivision is located within the TDR Sending District Overlay. This should be noted on the plan.
2. (s.490-12.D.(3)) Limitations on subdivision/land development – All other uses. No subdivision shall be permitted unless a parcel is divided into or among two or more farms which will after transfer each contain 50 acres or more of land. This shall not prevent a parcel containing less than 50 acres from transferring land to another farm. Lot 3 is proposed to total 43.08 acres, and does not appear to meet this requirement. The lot area requirement of this section supersedes the Table of Dimensional Requirements for the Rural Agricultural (RA) Zone, which states that the minimum required lot area for all uses is 2 acres.
3. (s.490-12.L.(1)) Each lot shall be located so that the remainder of the tract from which such lot is subdivided shall be configured in a manner to best facilitate agricultural operations on the remainder and, to the maximum extent feasible, contain the soils of the highest agricultural land capability. Township officials should verify that this requirement is being met with the proposed lot configuration.
4. (s.490-12.L.(3)) Each lot shall be located in a manner to minimize division of or barriers within agricultural or open space lands. Township officials should verify that this requirement is being met with the proposed lot configuration.
5. (s.490-12.L.) The minimum required lot width in the RA Zone is 200' at the building setback line, and 110' at the street right-of-way line. Revise Site Data note 14 on Sheet 2. Lot 2 appears to be proposing to measure its lot width along Arsenal Road, which is a limited access highway. Lot width should be measured along Dark Hollow Road instead. Lot 2 does not meet the required minimum lot width, as it does not have 110' of frontage at the street right-of-way line for Dark Hollow Road, is not 200' wide at the required front building setback line, and it does not qualify as a flag lot, as it has more than 50' of frontage along Dark Hollow Road (see definition for "LOT, FLAG").
6. (s.490-29.) All corner lots must have a front yard along each public street. Lot 5 does not meet this requirement.

### These comments refer to the Hellam Township Subdivision and Land Development Ordinance:

1. The following information is required by the Ordinance to be shown on or provided with the plan:
  - a. (s.430-10.D. & 430-12.A.(1)) Preliminary Plans. **A waiver has been requested.**
  - b. (s.430-17.A.(6) & 430-17.C.(1)) All plans shall include existing features. **A waiver has been requested from Section 430-17.C.(1)(a)[1].**
  - c. (s.430-17.B.(3)) The location map on the cover sheet of the plan should be revised to include Parcel 31-LL-70.V.
  - d. (s.430-17.B.(11)) A statement on the plan identifying any existing nonconforming structures/uses. If applicable, the existing dwelling on Proposed Lot 5 along Lincoln Highway should be identified as an existing nonconformity, as it appears to be located within the required front setback.
  - e. (s.430-17.B.(13)) The names of all immediately adjacent landowners. Include the owner information for the parcels north of Dark Hollow Road and Cool Springs Road.
  - f. (s.430-17.B.(16)) The location of any feature established on the Official Map. The Area of the Continuous Canopy Woodland Corridor Reservation should be shown on the plan, as well as PA Bike Route "S" along the Lincoln Highway.
  - g. (s.430-17.B.(18)) Township officials should verify that the available transferable development rights for each parcel are correct on the plan.

- h. (s.430-17.C.(1)(a)[1]) Topography of the site shall be identified with 2' contours. Steep slope areas shall be specifically identified in categories of 15% to 25% and greater than 25%. **A waiver has been requested.**
  - i. (s.430-17.C.(1)(a)[3]) The delineation of wetland areas must be provided on the plan, where applicable.
  - j. (s.430-17.C.(1)(a)[4]) Delineation of watercourses. The tributary to the Susquehanna River along Dark Hollow Road should be shown on the plan, along with the required riparian buffer.
  - k. (s.430-17.C.(1)(a)[6]) Delineation of the location of unique geologic features. **A waiver has been requested.**
  - l. (s.430-17.C.(1)(a)[8]) Delineation of the location of woodlands and woodland reservation areas on the official Map. **A waiver has been requested.**
  - m. (s.430-17.C.(1)(b)) The location and size of man-made features, and any associated easements or rights-of-way. **A waiver has been requested.**
  - n. (s.430-17.D.(5)) the following information required by this section should be provided on the plan with the Site Data on Sheet 2 (**A waiver has been requested**):
    - (1) Proposed land use (revise Site Data Note 3 to mention the single family detached dwelling on Proposed Lot 4).
    - (2) The criteria needed to calculate the proposed lot coverage of each lot.
  - o. (s.430-17.D.(17)) The location and results of all soil percolation and test pits for on-lot sanitary sewage disposal systems and replacement absorption areas, if applicable.
  - p. (s.430-17.E.) Accompanying reports. **A waiver has been requested.**
  - q. (s.430-17.F.(4)) A statement on the plan that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), as amended, before any improvements are initiated within a state highway, or a street, access drive, or driveway intersection to a state highway is permitted.
  - r. (s.430-17.F.(7)) An application requesting the review by the York County Conservation District, and the required design data for review by the District. **A waiver has been requested.**
  - s. (s.430-18.D.(3)) Locational dimensions fore easements with sufficient detail to provide easy on-site location. **A waiver has been requested.**
  - t. (s.430-18.F.(3)) A notice from PA DEP that a sewer facilities plan revision or supplement has been approved, or notice that a plan revision or supplement is not necessary. **A waiver has been requested.**
  - u. (s.430-18.F.(4)) The statements of ownership must be signed, dated, and notarized.
  - v. (s.430-18.F.(9)) Where the plan proposes to enlarge an existing lot of record, a deed containing a perimeter legal description for the lot as enlarged, which must be recorded immediately after the deed transferring the land to enlarge the existing lot of record.
  - w. (s.430-18.F.(11)) A statement on the plan that all public improvements will comply with the Township's construction specifications and/or PennDOT standards. **A waiver has been requested.**
  - x. (s.430-18.F.(15)) The determination of the Zoning Officer of the number of development rights attributable to the parent tract and the number of development rights which remain available for use.
- 2. (s.430-30.B.) Wetland studies are required by this chapter.
  - 3. (s.430-32.) Existing wooded areas. Township officials should determine if building envelopes are required to be shown on the plan for the proposed lots that would fall under the requirements of this section at this time.
  - 4. (s.430-33.C.(1)) Township officials should determine if additional rights-of-way are required for any of the roads adjacent to/within the site.

5. (s.430-33.C.(3)) Township officials should determine if cartway widening is required for any of the roads adjacent to/within the site.
6. (s.430-42.D.(4)) Lot 5 is a through lot. Through lots shall designate one frontage as the rear yard with a minimum depth of 75'. The rear yard shall have a planted landscape screen easement of at least 20' in width located immediately contiguous to the street right-of-way. Vehicular access shall be prohibited from the rear of reverse frontage lots. The plan shall specifically identify the rear yard and the frontage that is used to access the street.

General Comments:

1. Show land joins for existing parcels that are bisected by rights-of-way (Parcel 51).
2. Show land joins where parcel lines are to be extinguished.
3. The location of Roundtop Lane should be shown on the plan to see where the location of proposed driveways will be in relation to the street intersection with Dark Hollow Road. The potential locations of driveways/access to the proposed lots should be shown on the plan in order to verify that access can be reasonably provided to the lots in their proposed configurations.
4. Revise the side setback label on Sheet 6 for Proposed Lot 5 along the eastern property line (should read 15').
5. A new/revised legal description should be prepared for the newly subdivided lots and recorded with the plan so that the County Tax Map is updated.

*\* Please be advised that this review satisfies the requirements of Section 304 of the PA MPC regarding the review of proposed improvements, i.e., new/modified streets and public utilities.*

*\*\* The preceding comments have been prepared by the staff of the York County Planning Commission and constitute a professional planning review, not a legal opinion.*

# Zoning Department Summary February 2023

<b><u>PERMIT APPLICATIONS: (Prior year listed in ( )</u></b>	
<ul style="list-style-type: none"> <li>• Received: 9 (11)</li> <li>• Issued: 6 (10)</li> <li>• In process: 3</li> </ul>	<ul style="list-style-type: none"> <li>• Denied: 0</li> <li>• YTD Issued: 25 (24)</li> <li>• Zoning Turn Around Time: 1 day</li> <li>• CCIS Turn Around Time: 8 days</li> </ul>
<b><u>COMPLAINTS:</u></b>	
<ul style="list-style-type: none"> <li>• Complaints/violations: 0</li> <li>• Resolved: 1</li> </ul>	<ul style="list-style-type: none"> <li>• Carried Over: 3</li> <li>• YTD Complaints/Violations Submitted: 0 (0)</li> </ul>
<b><u>OLDS PUMPING COMPLETE:</u></b>	
<p><b>District 1:</b> 372/407 (91%)</p>	<p><b>District 2:</b> 69/345 (20%)</p>
<b><u>ZONING CASES:</u></b>	
<ul style="list-style-type: none"> <li>• Z-2023-02 – Kauffman, Rezone : PC on 1/12/23 &amp; BOS on 3/16/23</li> <li>• Z-2023-04 – Benton/Fisher, Variance: PC on 2/9/23 &amp; ZHB on 2/28/23 <b>Approved</b></li> <li>• Z-2023-05 – Colla, Variance: PC on 3/9/23 &amp; ZHB on 3/28/23</li> <li>• Z-2023-06 – Blessing, Variance : PC on 3/9/23 &amp; ZHB on 3/28/23</li> </ul>	
<b><u>SALDO CASES:</u></b>	
<ul style="list-style-type: none"> <li>• <b>SL-20-03</b> 4100 Lincoln Hwy, LLC (SD): In House 10/20/20; PC 12/9/21; BOS 12/16/21 <b>Conditional Approval</b></li> <li>• <b>SL-20-04</b> 4100 Lincoln Hwy, LLC (LD): In House 10/20/20; PC 12/9/21; BOS 12/16/21 <b>Conditional Approval</b></li> <li>• <b>SL-21-03</b> Spagnola (SD): In House 9/21/21</li> <li>• <b>SL-21-05</b> Witmer Automation (LD): In House 11/16/21 <b>Conditional Approval</b></li> <li>• <b>SL-22-02</b> Blessing (SD): In House 1/17/23, waivers only to PC on 3/9/23 and BOS on 3/16/23.</li> </ul>	
<b><u>PENDING ORDINANCES/RESOLUTIONS:</u></b>	
<ul style="list-style-type: none"> <li>• None</li> </ul>	

