



Hellam Township Board of Supervisors

Subdivision Plan Briefing – Waivers Only

4A

Application Number:	SL-2022-02	PC Meeting:	March 9, 2023
Applicant(s):	Warehaus c/o Joe Stein	Tax Map Parcel:	LL-70, 70V, 69D & 51
Property Owner(s):	Robert & Agnes Blessing et al	Lot Size:	Total 270.62 Acres
Property Location:	Various Locations	Zoning:	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 1st review letter from Chad Peters at CS Davidson dated January 13, 2023.
- D. York County Planning Commission's review letter dated January 27, 2023.
- E. March 9, 2023 Planning Commission Minutes.

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
North	Residential & Commercial	RA
South	Residential & Golf Course	MU-2
West	Residential, Commercial & Agriculture	RA & C/I
East	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. Variance Z-2023-6 was granted by the Zoning Hearing Board on March 28, 2023.
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**.
3. On March 9, 2023 the Planning Commission reviewed this request for subdivision waivers. They unanimously recommend approval of these waivers however Mr. Cooper felt strongly that the six month note should be added for §490-33.C(3)(a)[1-3] since we have been requiring that on all the plans that have come through lately. The minutes are attached hereto as **Exhibit E**.

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.