



Hellam Township Board of Supervisors

Applicant(s):	Nathan Riedy, White Clover Family Farm	Tax Map Parcel:	KK-1
Property Owner(s):	John Holden, White Clover Family Farm	Lot Size:	31.55 acres
Property Location:	327 Campbell Road	Zoning:	Rural Agricultural

Purpose:

It was recently brought to the Township's attention that White Clover Family Farm is being run as an event venue. The purpose of this briefing is to analyze their use to see how it fits into their existing approvals and determine if any additional approvals are needed.

Property Characteristics:

1. The subject property contains about 31.55 acres in the Rural Agricultural Zone. About 2/3 of the property is located in the regulated floodplain and riparian buffer. The majority of the remaining land is used for farming.
2. On December 21, 2016 the property owner received approval to rezone 27.23 acres of the subject property from Residential to Rural Agricultural under application Z-2017-16, see attached **Exhibit A**. Under this same application, the property owner received approval for a private club to operate as a wedding venue. This was prior to the adoption of an event venue ordinance. The private club/event venue approval was never utilized and has since expired.
3. On November 18, 2021, the applicant received conditional use approval for the operation of a roadside stand under application Z-2021-8.
4. The subject property is improved with a single-family dwelling, barn, spring house, guest house, garage, greenhouse and roadside stand, see attached **Exhibit B**.
5. The property owner and applicant grow crops on the property and sell at their roadside stand. They also raise various livestock. Additionally, the kitchen in the farmhouse is used for baking products which are also sold at the roadside stand. This kitchen is approved as a limited quantity food kitchen through the Pennsylvania Department of Agriculture. The guest house is used to hold candle making classes where participants learn how to make candles using soy, wax and essential oil scents.
6. Wine and Wicks is the issue at hand. This class is offered to the public on a first come first served basis. There are about eight pre-scheduled classes per week. The public can register and pay to take a class to learn how to make candles. They also receive a free glass of wine which is produced on the farm. The classes are held in the existing guest house and the maximum number of participants for each class is 10. None of the buildings on the subject property are available for rent for any use.

7. Adjacent properties:

	Use	Zoning
North	Commercial	C/I
South	Residential	R and RA
West	Residential	R
East	Agriculture	RA

Comparison to Flinchbaugh's Farm

1. Flinchbaugh's Farm is located at 110 Ducktown Road and consists of 58 acres in the RA Zone. The property is used for crops, special events, event rental, classes, RV camping and a farm store.
2. The pavilion is offered for rent to host events such as weddings and parties with a maximum occupancy of 80 people.
3. They received special exception approval for a flea market to have their farm store. Good in this store are produced on-site and from other vendors.
4. This property has a Certificate of Occupancy for a farm market and flea market.
5. Classes are offered on the property for a fee. For an additional fee, products can be purchased through the classes.
6. The property owner obtains special event permits for their events such as the easter apple hunt, touch a tractor day, peach fest, etc.
7. Flinchbaugh's Farm offers RV camping on-site as advertised through Harvest Hosts.

Comparison to Horn Farm

1. Horn Farm is located at 4945 Horn Road and consists of 65 acres in the RA Zone. The property is used for crops, special events, classes, community education and offices.
2. The property is improved with a farmhouse used for office space, greenhouses, barn and summer kitchen.
3. Currently the Horn Farm is classified as a public park and playground. Once the farmhouse is restored, they will receive a Certificate of Occupancy for offices.
4. The Horn Farm offers classes for a fee, some of which the attendees leave with a product.
5. Community garden plots are available to rent for a fee.
6. Special events permits are obtained for events such as the plant sale and paw paw festival.

Analysis

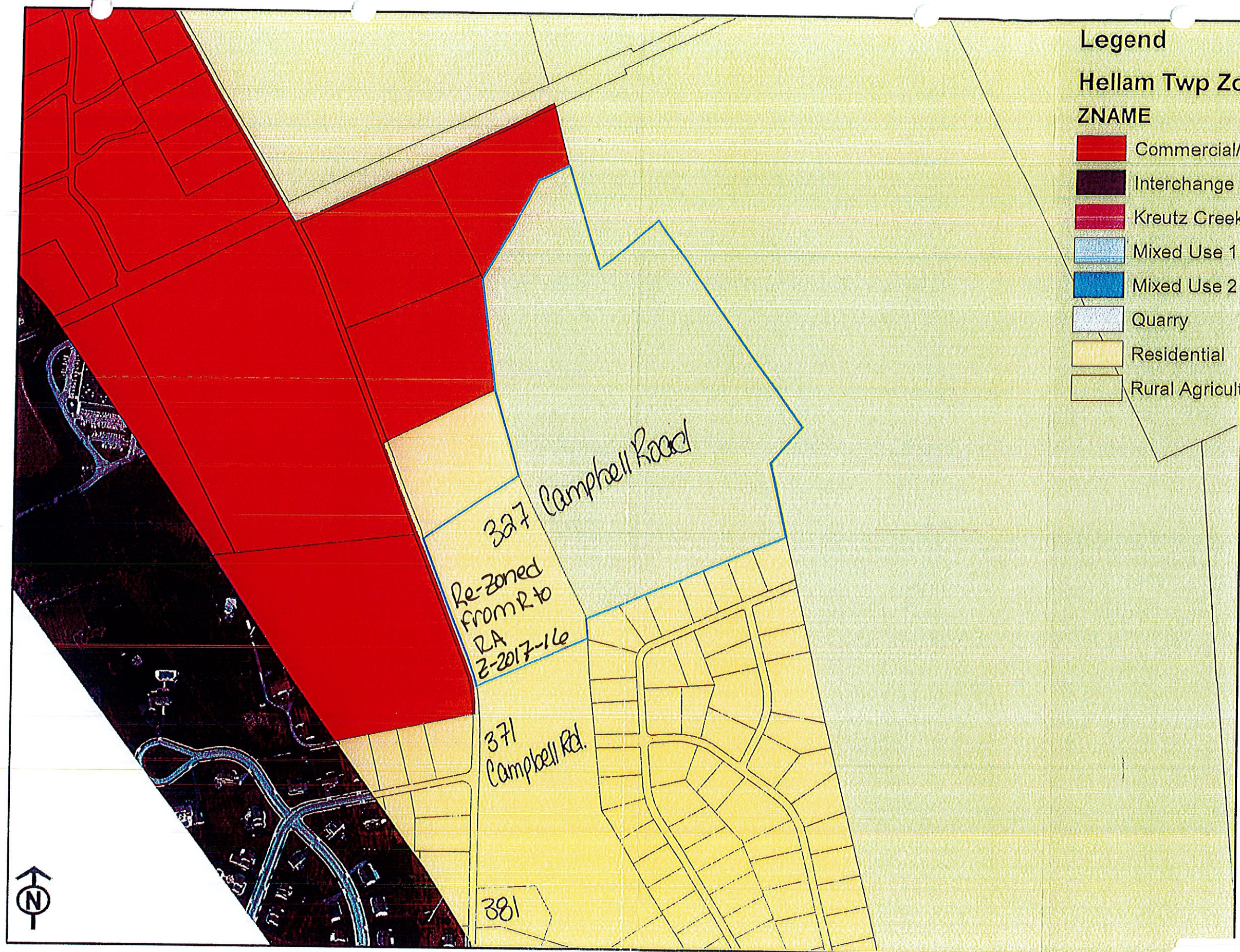
The main question raised was, is White Clover Family Farm acting as an event venue? The definition of an event venue is "the use of a structure and/or the green space surrounding said structure which is available for private rental for the purpose of gathering or congregating attendees at events such as weddings, receptions, graduations, reunions, anniversaries, business meetings, conferences, banquets, private parties, fundraisers or similar occasions that are not open to the public and is conducted for profit." White Clover Family Farm does not fit under this definition as they do not rent out their space for events. Flinchbaugh's Farm does rent out their space for events and does not have conditional use approval to do so nor do they have adequate paved parking for this use.

All three properties do fall under the definition of agriculture and agricultural operation as they grow and process crops and keep livestock. All three properties do fall under the definition of farm occupation, secondary which states "any occupation in addition to the agricultural use of a property whereby the farmer in residence engages in an occupation that is secondary to the agricultural use. Such use does not need to be accessory to the agricultural use. This is a conditional use in the RA Zone and none of these properties have conditional use approval to operate a secondary farm occupation. The only use that addresses the offering of classes is commercial school which states "a school that may offer a wide range of educational or instructional activities (excluding vocational-mechanical trade schools as defined below) that may, or may not, be operated as a gainful business by some person or organization other than the public school district. Would all three properties be considered a private school because they offer educational instruction? Private schools are a conditional use in the RA Zone.

Since these classes are offered to educate people and bring them closer to agriculture do we want to classify that as part of agriculture? Should we classify the use as a secondary farm occupation or private school? They clearly do not fall under the definition of retail sales which states "those businesses whose primary activities involve the display and sales of goods and products to the general public." It is important to note that secondary farm operations were not added to the Zoning Ordinance until August 15, 2019. If any of these property owners can provide proof that these uses existed prior to this date, they may be grandfathered into the Ordinance.

One last point to mention, Pete Schilling at Commonwealth Code Inspection Services had indicated in the past that per the Building Code, if a building is historic it does not need to be brought up to Building Code.

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.



- Legend**
- Hellam Twp Zoning Classificatic**
- ZNAME**
- Commercial/Industrial
 - Interchange
 - Kreutz Creek Interchange Zone
 - Mixed Use 1
 - Mixed Use 2
 - Quarry
 - Residential
 - Rural Agricultural

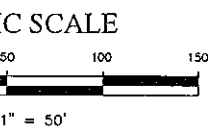
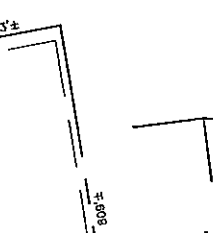
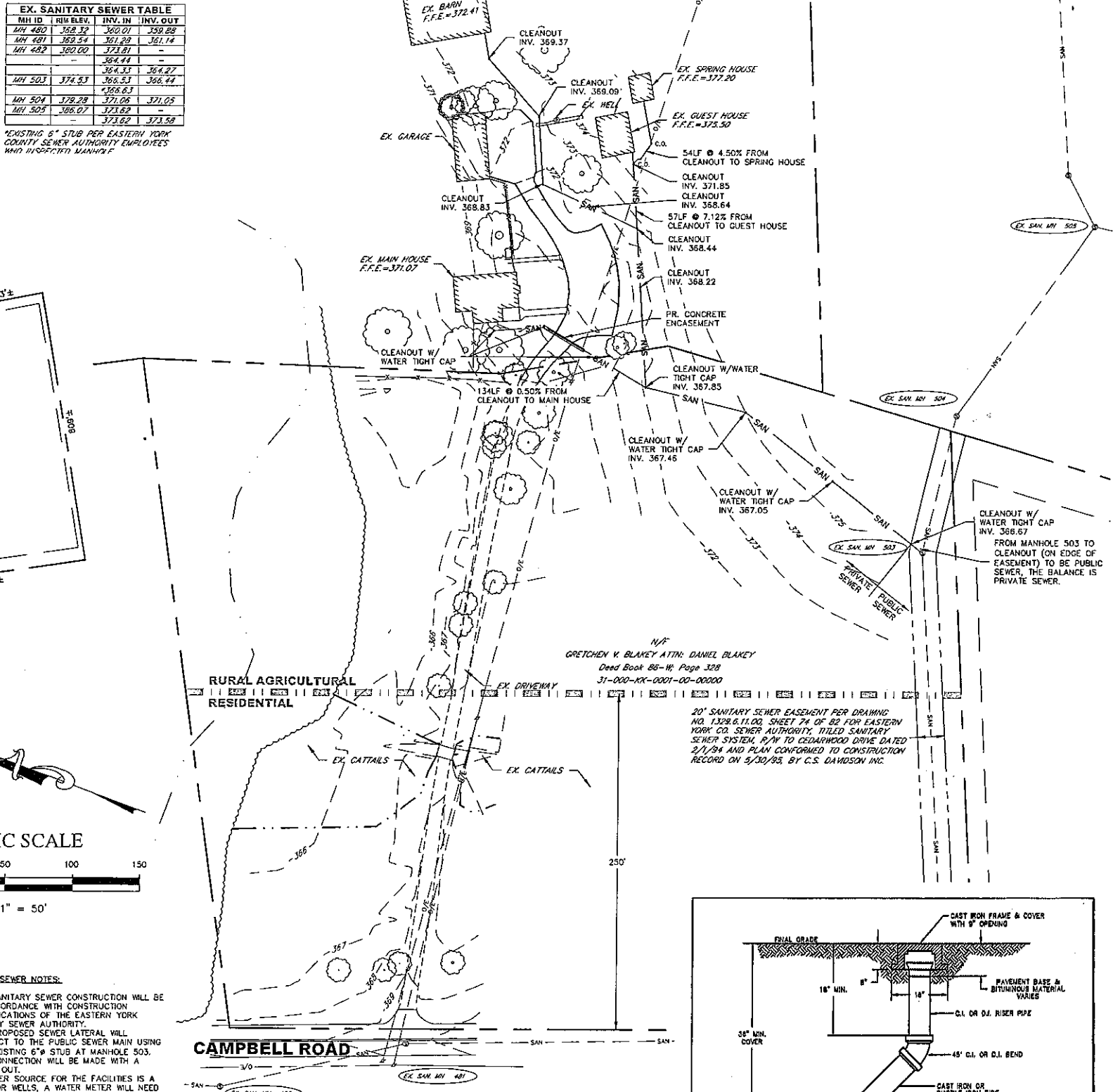
Hellam Township
York County, Pennsylvania

Exhibit A

0 105 210 420
Map Data Source: York County P

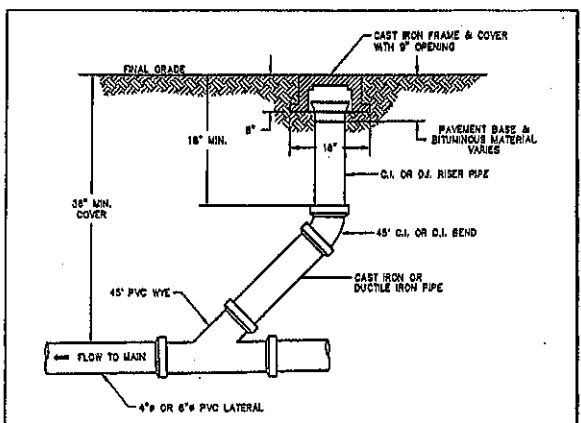
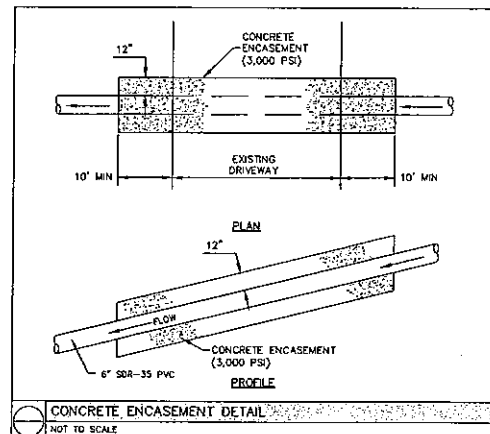
EX. SANITARY SEWER TABLE			
MH ID	RIM ELEV.	INV. IN	INV. OUT
MH 480	368.32	360.01	359.88
MH 481	369.54	361.29	361.14
MH 482	380.00	373.81	-
-	-	364.44	-
-	-	364.33	364.27
MH 503	374.53	366.53	366.44
-	-	368.63	-
MH 504	378.28	371.05	371.05
MH 505	386.07	373.62	-
-	-	373.62	373.58

EXISTING 6" STUB PER EASTERN YORK COUNTY SEWER AUTHORITY EMPLOYEES WHO INSPECTED MANHOLE



SEWER NOTES:
 SANITARY SEWER CONSTRUCTION WILL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE EASTERN YORK COUNTY SEWER AUTHORITY.
 PROPOSED SEWER LATERAL WILL CONNECT TO THE PUBLIC SEWER MAIN USING EXISTING 6" STUB AT MANHOLE 503. CONNECTION WILL BE MADE WITH A 1' CUT.
 WATER SOURCE FOR THE FACILITIES IS A WELL. A WATER METER WILL NEED TO BE INSTALLED FOR BILLING PURPOSES.

RESIDENTIAL ZONE (R)	
MINIMUM LOT AREA:	12,000 SF. 0.275 ACRES
MINIMUM LOT WIDTH:	100 ft.
FRONT YARD:	
ING:	40 ft.
FRONT YARD:	
ING:	15 ft.
FRONT YARD:	
ING:	30 ft.
BUILDING HEIGHT:	35 ft.
MAX. LOT COVERAGE:	30%
OPEN SPACE:	70%



- NOTES:**
- CLEANOUT CAST IRON FRAME AND COVER SHALL BE BINGHAM & TAYLOR MODEL 1978, WITH MODEL 871875L3 7" SQUARE LID.
 - CAST IRON OR DUCTILE IRON MATERIAL SHALL BE USED FOR LATERAL RISER PIPING IN TRAFFIC AREAS.
 - RISER PIPE SIZE TO BE THE SAME DIAMETER AS THE SANITARY SEWER LATERAL.
 - INSTALL CEFRAMITE AT EACH CHANGE IN ALIGNMENT OR IN 10' SPACING WHEN NECESSARY.

Exhibit B



Rachel Vega

From: Nathan Riedy <nathanriedy@gmail.com>
Sent: Thursday, April 6, 2023 2:10 PM
To: Rachel Vega
Subject: Candle making classes

Hey Rachel!

Wanted to send you an email summarizing what we do on the farm with our candle making classes: Wednesday through Sunday, during regular business hours, we offer candle making classes on the farm. Our candles are 100% soy, and the wax and essential oil scents are a great way to showcase natural agricultural products. Farms have been making and selling candles for hundreds of years because of this.

These candle classes are 100% open to the public first come first serve. You can not rent our space for a private party, anniversary, wedding, etc. We only do our pre-scheduled candle making classes in our candle workshop. We have gotten hundreds of requests to rent space on our farm for unrelated private events, and have denied every single one.

In summary: we offer about 8 candle making classes a week for 10 or less people during business hours. The spaces are available for anyone from the public to book at anytime. Many times there are people there who do not know each other. We have a candle making routine that does not and has never changed for each class.

Here is the up to date website that describes this:
<https://www.whitecloveryork.com/book-online>

Nate