

**HELLAM TOWNSHIP  
PLANNING COMMISSION MEETING  
Minutes of January 12, 2023**

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The meeting was called to order at 6:00 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, Fred Owens, John Eifert, Rick Cooper, Jay Kokiko, Susan Enrico (alternate) and Michael Shillott. Other attendees included Rachel Vega, Zoning Officer, Corina Mann, Township Manager, Steve Fetrow, alternate and Nedette Otterbein, Supervisor.

**Re-Organization**

Upon a motion by Mr. Cooper, seconded by Mr. Owens, the Planning Commission appoints Devin Winand as Chairman and Jay Kokiko as Vice-chairman. Motion carried unanimously.

**Approval of Minutes**

The Planning Commission reviewed draft minutes from the December 22, 2022 meeting. Mr. Eifert asked for the word "from" to replace "out of" in the first line on page two. Upon a motion by Mr. Shillott, seconded by Mr. Kokiko, the Planning Commission approved the minutes with the above-mentioned change. Motion carried unanimously.

**New Business**

**Z-2023-1: Gambler Variance Request for 1085 Accomac Road**

Dan Gambler presented his application for a variance. He would like to construct a 15' x 16' addition to the house. They have two kids and his wife works from home so they are in need of more space. Due to the small, nonconforming size of the lot, they are unable to meet lot coverage requirements and are requesting a 1% increase in lot coverage from 23% to 24%.

Mr. Cooper stated that these are regulations designed for the Rural Agricultural Zone which require a minimum lot size of two acres. This lot is about half of an acre and is more like a lot in the Residential Zone. Mr. Owens further added that these regulations were not developed for this size property. A resident in the audience agreed. Mr. Winand asked for the location of the well and septic system and wondered if this addition would have an effect on them. Mr. Gambler stated that the septic is in the rear yard and the well is in the corner by the driveway. Neither would be affected by the addition. Mr. Eifert asked if the applicant explored the possibility of adding a second floor. Due to the amount of work needed to the house to create a second floor, Mr. Gambler feels the cost is prohibitive. Mr. Cooper asked if there are currently any stormwater management controls on the property. Mr. Gambler confirmed there are none. Mr. Cooper suggested, as a condition of approval, the applicant can control the stormwater of the area from 15% to 24% which would be 2,051 sf.

Upon a motion by Mr. Owens, seconded by Mr. Shillott, the Planning Commission recommends approval of variance application Z-2023-1 to increase the lot coverage from 23% to 24% with the condition that the property owner provides stormwater management for the area from 15% to 24% which is 2,051 sf. Motion carried unanimously

**Z-2023-2: Kauffman Rezoning Request for Campbell Road, Parcel KK-2A**

Craig Sharnetzka, Esq. and John Wilson, Esq. from CGA Law Firm presented the application along with Nathan Kauffman. The applicant requests to rezone parcel KK-2A on Campbell Road from Rural Agricultural to Commercial/Industrial. The property is about 23 acres and is currently used for agriculture. The property is surrounded on three sides by Commercial/Industrial land and uses. This parcel was once part of a larger farm and when zoned was likely not included in Commercial/Industrial because of this. Water and sewer is close to the property and can be extended. Currently 89% of the Township is zoned Rural Agricultural and 3% is zoned Commercial/Industrial. Only about 6.5 acres remain undeveloped in the Commercial/Industrial Zone and some of the land is being preserved with the Mifflin House. There was a potential buyer for the property however they pulled out about six months ago. They were proposing a light industrial warehouse. Any development on this

property would be subject to land development and possibly conditional use approval.

Mr. Eifert commented that this proposal makes sense based on it being surrounded on three sides by Commercial/Industrial property but would have liked to see York County Planning Commission's Comments (YCPC) due to the potential impacts to the area. Ms. Vega responded that YCPC will review the proposal on February 21, 2023 so has scheduled the hearing before the Board of Supervisors on March 16, 2023 so they are able to review YCPC's comments.

Mr. Shillott commented that the Planning Commission should look at the uses allowed in the Commercial/Industrial Zone and see how they would impact Campbell Road. Ms. Vega pointed out that under the Specific Criteria in the Zoning Ordinance, road access is often addressed. Some uses require access to an arterial road and all uses require a traffic study in the land development process. Mr. Kokiko added that Campbell Road is a Township road and may need improvements to accommodate large trucks. Mr. Winand added that this property is in the TDR Sending District and is therefore prime agricultural land. It is also not included in the growth area on the Official Map so this proposal is not consistent with the Comprehensive Plan. Mr. Kokiko asked what will happen to the TDR Sending District designation for this property if it is rezoned. Ms. Vega is not sure and would need to address this at the hearing with the Solicitor. Mr. Shillott added that he does not feel that a warehouse is a good use for this location and stormwater issues should be looked at closely.

Jim Vaughn with Advanced Fluid Systems offered public comment. He is an adjoining property owner at 245 Campbell Road. He purchased his property in 1988. At that time his property was zoned Commercial/Industrial. Two years ago he purchased 10 TDRs for a proposed expansion which he hopes to resume once the economy is better. Mr. Vaughn supports this rezoning request as the Township needs a tax base somewhere and it comes from commercial development not residential. Additionally, development of this property would help offset the cost of extending public water down Campbell Road which would be beneficial to the surrounding commercial uses.

Barry Keller, representing the Craig Adams property, also offered public comment. He stated that the surrounding properties have perked well and will likely not have any issues with stormwater management. Development of this property may even help with the stormwater issues on Campbell Road since the property will be able to infiltrate the stormwater rather than it running off of the property. Mr. Keller agrees this rezoning will help increase the tax base in Hellam Township and supports this request.

Upon a motion by Mr. Shillott, seconded by Mr. Cooper, the Planning Commission recommends approval of application Z-2023-2 to rezone parcel KK-2A on Campbell Road. Motion carried unanimously.

### **Z-2023-3: Riedy/White Clover Family Farm Variance Request for 327 Campbell Road**

Mr. Riedy presented his variance request for a 20' front yard setback for construction of a 30' x 48' greenhouse. White Clover Family Farm is a community farm that incorporates its customers into the farm. They would like to construct a small greenhouse that is accessible to customers to bring them closer to their food. They plan to grow seedlings in the winter for sale in the spring. They are currently unable to grow in the winter. Meeting the 100' front yard setback would place the greenhouse in the floodplain and riparian buffer. Placing the greenhouse further back, outside of the floodplain and riparian buffer, would require the addition of considerable impervious area as the customers would have to drive to the back of the property and separate parking would need to be provided. It would also require customers to drive over their culvert.

Mr. Owens asked what materials will be used for the construction of the greenhouse. Mr. Riedy responded that it will be constructed of double poly sheeting with glass or wood ends and will be placed on a gravel base. Stormwater management will be provided for the greenhouse. Mr. Eifert is concerned about having adequate parking for the greenhouse. It would not be a good idea to have customers park on Campbell Road. Mr. Riedy responded that currently there are parking spaces off of their driveway for the farm stand that will be used. This parking has been sufficient so far with the exception of Saturdays which are bread days. Ms. Vega added that the Zoning Ordinance requires one space per 1,000 sf of retail space for a greenhouse. Mr. Riedy's proposed greenhouse would have a total size of 1,440 sf. If the entire greenhouse was retail space, Mr. Riedy would be required to provide two parking spaces. He already has more than two parking spaces.

Upon a motion by Mr. Kokiko, seconded by Mr. Shillott, the Planning Commission recommends approval of application Z-2023-3, variance for a 20' front yard setback for an accessory structure at 327 Campbell Road. Motion carried unanimously.

**Correspondence/Reports**

Ms. Vega presented the December Zoning Report

**General Discussion**

The next Planning Commission meeting will be on January 26, 2023 at 6:00 PM. Mr. Winand stated that we should work on reviewing the short-term rental ordinance. Ms. Vega responded that all of the ordinances presented to them on December 22, 2022 are going to be on the Board's agenda next Thursday. They have requested to review them, prioritize them and provide guidance to the Planning Commission. It was agreed that the next meeting will be February 9, 2023. Mr. Winand would like the Commissioners to do research on short term rentals and how they relate to accessory dwelling units. He also suggested that the Commission reach out to other municipalities that have a fee-in-lieu of curbing and sidewalks and see what is working and not working for them.

There was a discussion on the status of the Comprehensive Plan. Mr. Winand stated that next week a consultant will be chosen. The next step would be to form a committee. In the meantime, the Planning Commission can provide what their vision is for the Township as the Commissioners are all residents. Funding was discussed as well as the involvement of Hallam and Wrightsville Boroughs.

Meeting adjourned at 7:35 PM.

Respectfully submitted,



Rachel Vega, Zoning Officer