

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of June 8, 2023**

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 Chris Altland via Zoom, Susan Enrico, Fred Owens, John Eifert, and Mike Shillott. Other attendees included Bill Conaway Township Supervisor, Nedette Otterbein Township Supervisor, Jason Test Zoning Officer, and Chad Peters Township Engineer.

Approval of Minutes

Correction to minutes for May 25, 2023 bias report to biased report. Located on page two the third paragraph. Motion to approve, with corrections, was made by Mike Shillott, seconded by John Eifert. Motion carried 6 – 0.

New Business

Z-2023-10: Crystal Nizza applied for a Conditional Use permit for 1282 Tower Road, tax map parcel LK-2B. The Conditional Use is for an Accessory Dwelling Unit (ADU). Mr. Winand stated that this process is backwards as the new building will be the primary residence and the existing building will be the ADU. Mr. Eifert asked the square footage of the new ADU which is the existing 700 square foot structure. No comments from the public. Upon a motion by Mike Shillott, seconded by Fred Owens, motion carried 6 – 0.

Z-2023-11: Kevin Devery applied for a Dimensional Variance for 5898 River Drive, tax map parcel MK-19. The Dimensional Variance is to allow 19% lot coverage where maximum permitted lot coverage is 15%. Mr. Devery is requesting the variance as Dugan Run is eroding parts of his current driveway. Mr. Shillott asked who the applicant would control the storm water. Mr. Peters explained that this is just approving the increase in the percentage of impervious surface and that the applicant would still have to provide a stormwater management plan. Mr. Peters suggested the use of pervious pavers for this project. No comment from the public. Upon a motion by Mike Shillott, seconded by Fred Owens, motion carried 6 – 0.

SL-22-02: Robert & Agnes Blessing et al Subdivision (Blessing Farm) for Final Subdivision Plan, tax map parcels LL-70, 70V, 69D, & 51. At 6:25 PM no representatives for this application were present and the Commission moved to the next item on the agenda. No representatives arrived for the meeting and motion was made by Mr. Shillott to table this item which was seconded by John Eifert. Motion carried 6 – 0.

SL-23-01: Kelli & Chad Smeltzer Subdivision Plan for 5877 & 5889 Furnace Road, tax parcel LK-94. The plan proposes to create individual lots/parcels for two (2) existing dwellings on the parcel being subdivided. Perc and probes all passed. Comments from York County Planning Commission that Note 24 does not accommodate the applicant's reference to Hellam Township Section 490-138 which addresses Dimensional nonconformities.

A waiver was requested for Hellam Township Section 430-45 Survey Monuments and Markers. Mr. Peters explained that monuments are being placed on the property line, but not at breaks in lines and tangent turns as required by this section.

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Motions were made for each waiver. Upon a motion by Mike Shillott, seconded by John Eifert, the waiver were approved. Motion carried 6 – 0. Upon a motion by Mike Shillott, seconded by Fred Owens, recommendation for approval to the Board of Supervisors based on completion of all recommendations found in C.S. Davidson letter dated May 24, 2023. Motion carried 6 – 0.

Ongoing Business

Solar Ordinance Amendment: Tabled

Public Comments

Phillip Torney, 6060 River Dr, expressed his concern about Short Term Rentals. Said that a house near him is being used as an Air BnB and that people have been trespassing on his property. He also said that the “house rules” were being violated to include that more people were in the residence than advertised. He said that he has spoken to the owner of the property being used as an Air BnB, but the owner lives in Lancaster, Pennsylvania and does not drive so he is not at the property often. He also discussed the livability of property as it has a cesspool.

The proposed licensing procedures were explained to him. The process of filing a complaint for the septic system was provided to him. He was also advised to contact York County Control (911) if he witnesses any criminal activity.

Rick Hollins, 6042 River Dr, expressed his concern about Short Term Rentals. He explained that he is also having trespass issues similar to Mr. Torney. He also discussed a fire pit at the nearby Air BnB and that he feels it is too close to the wood line. Lastly, he expressed his concern that Short Term Rentals would affect his quality of life and property value.

Correspondence/Reports

The next meeting is tentatively scheduled for June 22, 2023 contingent on **SL-22-02: Robert & Agnes Blessing et al Subdivision (Blessing Farm)** being added to the agenda.

Meeting adjourned 7:00 PM

Respectfully Submitted,

Jason Test, Zoning Officer