

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of August 10, 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 Michael Shillott, John Kokiko, Christopher Altland, Fred Owens, Rick Cooper, Susan Enrico and Steve Fetrow (alternate). Other attendees included Corina Mann, Township Manager, Jason Test, Zoning Officer, and Chad Peter CS Davidson, Township Engineer

Upon a motion the meeting minutes from July 27, 2023 were approved. Motion carried unanimously.

New-Business:

SI-23-03 Susquehanna Resources 6995 Roundtop Ln (ML 29D) Subdivision

Todd Smeigh, D.C. Gohn Associates, presented this plan and stated that its purpose is to consolidate several parcels and then use those parcels for conservation. The property known as "Roundtop", ML 29D, would be a 78.45-acre lot. The second parcels would be a 273.1-acre lot and this lot would be used for conservation. Mr. Smeigh stated that a tax id issue had been corrected with this parcel.

Mr. Smeigh stated that several waivers are being requested. The waivers are requested because the sections apply to development and no development is being completed. Chad Peters commented that the waivers being requested are typical waivers requested during subdivision plans and reaffirmed that the waivers deal with issues that arise during development and this property is not being developed. Mr. Smeigh was asked if Mr. Peters' recommendations had been incorporated into the new plans and Mr. Smeigh stated they had.

Mr. Windand asked if any of the waivers would be incorporated into the future plans of the Conservancy mainly the Woodland Delineation. Mr. Winand was advised that a baseline documentation of the property would be completed. At a later time a more complete inventory would be completed. This information would be shared with the Township.

Mr. Smeigh stated that an existing swimming pool would be left on the Roundtop Ln Parcel. He also stated that a "boat house" is located on the Conservancy parcel. He stated that at this time the Conservancy is unsure of their plans with this parcel. He stated that he would like the plans and minutes to reflect that two (2) subdivision rights stay with the Conservancy parcel and three (3) subdivision rights stay with the Roundtop Ln parcel. Mr. Smeigh stated that the Conservancy may use their rights to construct a parking lot in the future. Nedette Otterbein, Township Supervisor, asked for clarification about the subdivision rights. Mr. Peters stated that these are rights for future subdivision not TDRs.

Mr. Owens then asked about the waiver for the accessory reports. Mr. Smeigh advised that the Conservancy had asked for waivers on the items that would have generated the reports. Mr. Peters stated that the reports in question are not connecting to the decision concerning this subdivision. The Conservancy then advised the Commission that any reports generated internally would be shared with the Township.

Mr. Shillott then asked about the future plans for the boat house. The Commission was advised that there are no definitive plans at this time and this parcel was purchased because of wanting to maintain the contiguous river frontage.

Mr. Smeigh then stated about a waiver for sewage facility planning and that he has been in contact with Patrick Buhl, Sewage Enforcement Officer, to schedule a site inspection.

Mr. Shillott then spoke about flooding and stormwater and how the area in question has issues with both. He asked that the Township be advised about any construction or improvements that occur on this parcel. He was advised that the Township would be informed.

Mr. Peters then stated that the "6 month note" concerning sidewalks and roadway improvements had been added to this plan.

There was a discussion for the potential for ecotourism in the area.

Mr. Shillott made the motion to recommend approval of the included fourteen (14) waiver requests and the letter from C.S. Davidson dated August 3, 2023. To also recognize that the "6 month note" had been added to the plan. Rick Cooper seconded and the motion passed unanimously.

Mr. Shillott made a motion to recommend the subdivision plan to the Board of Supervisors. Motion was seconded and passed unanimously.

On-going Business:

Solar Ordinance Amendment: Mr. Shillott stated that there is a review with the consultant scheduled this month and that the ordinance should be ready for review for the September 14, 2023 meeting.

Understanding the Township: Mr. Windand did a brief review of the methodology that is being used. Advised that the Economic Alliance had been contacted. The York County Planning Commission and York County GIS had not.

Correspondence/Reports

The next meeting scheduled for August 24, 2023 was cancelled.

Meeting adjourned at 6:39PM.

Respectfully submitted,

Jason Test, Zoning Officer