

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of October 12, 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, Rick Cooper, Steve Fetrow, and Chris Altland. Other attendees included Corina Mann, Township Manager, and Jason Test, Zoning Officer.

Minutes Approval:

Upon a motion by Mr. Shillott and seconded by Mr. Fetrow, the minutes from the September 28, 2023 meeting were approved with corrections. Motion carried 5-0.

New-Business:

Mr. Shillott asked that people to respond to the survey that the Department of Conservation and Natural Resources (DCNR) posted for the new Susquehanna Riverlands State Park. Mr. Shillott said that the survey is available on the DCNR website and closes on November 1, 2023. He also inquired if the survey could be posted on Engage. Ms. Mann stated that she believes it could.

On-going Business:

Z-2023-12 1250 Shore Ln Variance

Mr. Moore presented his updated variance request for 1250 Shore Ln. Prior to the presentation starting Mr. Winand said he felt Mr. Moore had addressed the Planning Commission concerns.

Mr. Shillott asked Mr. Moore the dimensions of the proposed garage and Mr. Moore said that the garage is 30 ft x 40ft. Mr. Shillott than inquired what material would be used to construct a porch. Mr. Moore stated he was unsure of the exact material, but that it would be considered impervious. Mr. Shillott was concerned about the lot coverage percent of 21.2% and that it is a lot of impervious surfaces on a small parcel.

There was a discussion on the use of pervious material to reduce the overall lot coverage. It was suggested that pervious material could be used for attached porch, driveway, and the patio/sidewalks.

Mr. Winand stated that he liked that the requested lot coverage was close to 20% since there has been discussions on rezoning this area to residential which a lot coverage of 30%. He felt that the requested lot coverage of 21.2% is a good compromise. He stated that he believes that it should be worded that the lot coverage is not to exceed 21.2% if the variance is granted.

The conversation then moved to the discussion of setbacks. It was noted that the parcel is uniquely shaped making it difficult to meet the setbacks for the Rural Agricultural Zone. It was asked if the footprint of the house could be moved closer to Shore Ln in an attempt to balance the front and rear setbacks. Mr. Moore stated that he decided on this layout as it provides a greater setback in the front which he feels is

preferable and more functional.

The Commission then had a discussion concerning well and septic. Mr. Moore stated that there is an existing well and septic system. He said that he is unsure if the well is operational. He said that the septic system would need replaced and that he is considering placing a total treatment septic system. He explained the advantage of this system is that the effluent is considered treated water not black water.

Mr. Fetrow made a motion to recommend approval of the variance setbacks and the lot coverage not to exceed 21.2%. Mr. Cooper seconded the motion. The motion carried 4-1 with Mr. Shillott dissenting.

Mr. Moore was advised that the Zoning Hearing Board is to be held on October 24, 2023 at 6PM at the Township Building.

Solar Ordinance Amendment:

Mr. Winand stated that the Township needs to determine if they want to allow commercial solar to move beyond what is currently available which is the Kreuz Creek Interchange Zone. Mr. Shillott then provided information that York County is #2 in the state in solar generation with Lancaster County being #1.

Mr. Conaway, Board of Supervisors, was present and stated that he would like to see a pros and cons list. He would like to see the pros and cons of agrivoltaics. Mr. Conaway said that he would like to see the research that Mr. Cooper and Mr. Shillott performed.

Katina Snyder, resident, asked which supervisor requested the drafting of a new solar ordinance and what is the purpose of the new ordinance. Ms. Mann said that Mr. Conaway requested that the review of the solar ordinance. Ms. Snyder then stated that she does not want to see solar everywhere.

Mr. Cooper said that any property that is listed with Clean and Green is not eligible for commercial solar. If they were interest in commercial solar that parcel would need to be removed from Clean and Green and would incur the appropriate penalties for exiting the program. It was asked if commercial solar is limited to the TDR sending zone; it is not. Mr. Shillott said that commercial solar is limited and those limits are based on what level soil where they are constructed. Ms. Snyder said she does not believe this will help farmers. Mr. Shillott disagreed and stated agrivoltaics will allow the farmer to have solar and continue to farm the land thus providing additional income.

Mr. Shillott stated that the current ordinance does not allow a commercial or industrial parcel to install solar for use on their property. Ms. Mann said that the current ordinance does allow this installation, but the generated electricity must be used on-site.

Mr. Conaway stated that he would like to see the cost difference between current farming practices and agrivoltaics. Mr. Altland asked if there was a way the Township could gather public opinion about the issue.

Mr. Cooper and Mr. Shillott are going to generate a pros and cons list for the next Planning Commission meeting.

State of the Township:

Brief discussion concerning this. It was stated that this topic will be more fully discussed in future meetings. Where direction and scope will be determined.

Typical Flow for Ordinance Crafting:

A bullet list had been provided by Mr. Shillott. Mr. Shillott was asked if he could generate a flow diagram of the process.

Correspondence/Reports

The next Planning Commission meeting is scheduled for October 26, 2023

Meeting adjourned at 7:06 PM.

Respectfully submitted,
Jason Test, Zoning Officer