

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of September 14, 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, Fred Owens, Rick Cooper, and Steve Fetrow. 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 August 10, 2023, 2023 were approved. Motion carried unanimously.

New-Business:

SI-23-04 Susquehanna National Heritage Area 202 Cool Springs Rd (LL-70-E0) Land Development

John Runge, Gordon Brown Associates, presented this plan with some input from Mark Platts. The purpose of this plan is to improve public access to the parcel with the eventual goal of this parcel being developed into a heritage and education center centering around the historic Mifflin House.

The current lane leading into the property is not going to be used as there is historic significance. The public access that is being constructed will use Geocell ground grid. This area will eventually be used as an overflow parking area. It was also discussed that this project involves parcels in Hellam Township and Wrightsville Borough. It was noted that Wrightsville Borough has waived review on everything except Stormwater Management. It was discussed that a perk test is still needed as well as an O&M.

Mr. Runge stated that he believes they have met the requirements of Mr. Peters' comments. Mr. Runge then stated the waivers/modifications that they were seeking. He asked that a modification be made concerning the street trees and this modification was for street trees along Route 30. There was discussion if this should be a modification or a waiver and it was determined that it would be kept as a waiver. A waiver was requested for the plan scale. Mr. Winand inquired about the "six month note" concerning sidewalk installation. This was concerning the future potential of a side walk to the possible hospitality center that may be constructed. Mr. Platts stated that currently there is no sidewalk from Wrightsville to the site. Eventually there may be a sidewalk from Cherry St in Wrightsville Borough to the site.

Mr. Peters stated that the Commission can only consider what is on the plan before them and not the attached future completed site would look like as they could not hold the Susquehanna Heritage Center to that plan as that page (artist rendition) would not be recorded with the County. He also stated that the Commission can only review what is in Hellam Township and that all parking and Stormwater Management is located in Wrightsville Borough and that the Borough has accepted the Stormwater Management plan.

Mr. Runge also stated that there is a current NPDES permit and they are working to close that permit and obtain a new NPDES permit for this project.

Mr. Shillott made a motion to recommend approval of the waivers which was seconded by Mr. Owens. Motion passed unanimously.

Mr. Shillott made a motion to recommend approval of the Land Development plan which was seconded by Mr. Cooper. Motion passed unanimously.

On-going Business:

Short Term Rental: There was discussion concerning the use of Engage for a survey concerning this ordinance. Through the discussion it was determined that the Planning Commission would generate a plan of action for the use of surveys and Engage for the future.

There was discussion on this ordinance. There was discussion concerning the purpose and intent of this ordinance and that the ordinance is needed for the well being of the Township. There was discussion on how the ordinance “muddies” section 490 Zoning Regulations. The conversation focused on an Accessory Dwelling Unit being used as a Short-Term rental and how that contradicted section 490 and the limitations on who could use/live in an Accessory Dwelling unit. There was discussion on “quiet hours” and the definition on how people at the Short-Term Rental are classified.

A member of the public asked if a license could be granted if an inspection was not completed. They were advised that a license would not be issued until an inspection was completed.

The question was asked about the cost of a license. Ms. Mann stated that she recently attended a training where she learned that the average number of days a Short Term Rental was rented is 30 days a year. She also stated that the average cost of a license is \$250.

It was determined that the Short-Term Rental ordinance would stay at the Planning Commission while changes were implemented. Ms. Mann advised that she would complete the changes and provide an updated copy by September 15, 2023

Solar Ordinance Amendment: Short discussion on this amendment. It was agreed that this topic will be discussed at the next Planning Commission meeting on September 28, 2023

Understanding the Township: Mr. Fetrow gave an update that he did speak to the York County Planning Commission and that they provided an overview of their capabilities. Mr. Winand said that he had spoken to the Economic Alliance and they are willing to assist the Township.

Correspondence/Reports

Ms. Mann stated that funding for the Regional Comprehensive Plan had been obtained.

The next Planning Commission meeting is scheduled for September 28, 2023

Meeting adjourned at 8:22 PM.

Respectfully submitted,
Jason Test, Zoning Officer

