

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
Minutes of July 27, 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 Eifert, and Steve Fetrow (alternate). Other attendees included Jason Test, Zoning Officer.

Upon a motion by Michael Shillott and seconded by John Eifert, the meeting minutes from July 13, 2023 were approved, with corrections. Motion carried unanimously.

On-going Business:

Solar Ordinance Amendment: Michael Shillott stated this is on track for presentation in August.

Understanding the Township: Commission members were provided information on the total acreage in Hellam Township and the acreage in each zone for the Township. This information was compiled by Rachel Vega, former Zoning Officer, during July/August 2022. The Commission stated that they will work with what Ms. Vega compiled and will verify the accuracy. There was a discussion on how each property is being utilized with a focus on the Commercial/Industrial Zone (C/I) and Mixed-Use Zones (MU).

There was discussion on the methodology used in acquiring the information for each zone. Mr. Shillott suggested that the Commission work on one zone together to establish the methodology prior to separating into work groups. The other members agreed and it was determined that the Commission as a whole would work on the Commercial/Industrial Zone. Katina recommended that the Commission visually verify all items located on a parcel. The Commission advised that while a good idea that would be extremely labor intensive in the collection and compiling. There was also a discussion concerning the availability of public water and sewer. Katina stated that information is available in the Act 537 plan.

There was then a discussion on the ability to build and or expand on commercial/industrial property and the belief that no further growth or expanse can occur on those lots. Mr. Fetrow spoke about Flinchbaugh Engineering, 4387 Run Way, using that parcel to explain that there is opportunity for growth in the Commercial/Industrial Zone. Mr. Shillott stated that people only considering horizontal growth when there may be an opportunity for vertical growth.

The discussion then moved to what overlays that the York County Planning Commission may have available. Mr. Test stated that the York County Planning Commission has developed an overlay of the GIS system that shows underutilized or vacant properties in every municipality. Mr. Test stated that he would obtain that information. The goal is to have this information for a meeting in September.

There was a discussion concerning the Rural Agricultural Zone. This centered around how many acres are being used for residents/residential compared to agriculture.

Mr. Shillott stated that the steep slope ordinance should be reviewed as there is new technology that allows construction on steep slopes.

Katina asked what is being done with the "Caretaker" house on Forge Ln which is now part of the State Park. Mr. Test advised that to his knowledge no information has been received concerning the house.

It was determined that Mr. Winand and Mr. Shillott will contact the York County Economic Alliance, Mr. Fetrow would contact the York County Planning Commission, and Mr. Test will contact York County GIS.

Mr. Shillott advised that he and Dave Cox are researching changes to the Fireworks Ordinance.

Correspondence/Reports

The next meeting is scheduled for August 10, 2023. The Lancaster Conservancy and Susquehanna Resources subdivision is on the agenda.

Meeting adjourned at 7:30PM.

Respectfully submitted,

Jason Test, Zoning Officer

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