



Hellam Township Board of Supervisors Subdivision Plan Briefing

PHA

Application Number:	SL-2023-02	BOS Meeting:	August 17, 2023
Applicant(s):	Conrad Rhein	Tax Map Parcel:	KL-64B
Property Owner(s):	Robert H. & Cheryl A. Rhein	Lot Size:	Total 67.19 Acres
Property Location:	5970 Beidler Lane	Zoning:	RA

Project Narrative:

1. The applicant is requesting approval of a subdivision plan, attached hereto as **Exhibit A**.
2. In addition, waivers are being requested for the following:
 - § 430-17.C(1)(a)[8] – Delineation of Woodlands
 - § 430-33.C(3)(a)[3] – Improvements to existing street
 - § 430-48.B – Landscaping (Street Trees)
3. Modification Request for Stormwater Management Ordinance: Section 306.1.10 (Appendix C)

Attached Exhibits:

- A. Land Development Application, SL-2023-02.
- B. Waiver Requests.
- C. Engineer's review letter from Chad Peters at CS Davidson dated August 10, 2023.
- D. York County Planning Commission's review letter dated April 18, 2023.

Property Characteristics:

The subject property consists of one parcel containing 64.122 acres as shown on the Aerial Map attached hereto as **Exhibit B** in the Rural Agricultural Zone.

1. Adjacent properties:

	Use	Zoning
North	Residential & Rural Ag	RA
South	Residential & Rural Ag	RA
East	Residential & Rural Ag	RA
West	Residential & Rural Ag	RA

Project Background:

1. The purpose of this subdivision is to create two parcels. One parcel being the two-acre lot proposed for a single-family dwelling.
2. The subdivision plan was reviewed by Hellam Township Staff and York County Planning Commission. The Engineer's review letter is attached hereto as **Exhibit C**. York County Planning Commission's review letter is attached hereto as **Exhibit D**.

This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Planning Commission Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Planning Commission Members.

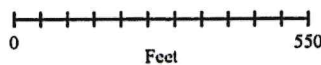




Parcel - 31000KL0064B000000



Owner - RHEIN ROBERT H & CHERYL A
Property Address - 5970 BEIDLER RD
Tax Municipality - Hellam Twp
School District - Eastern School District
Class - Farm
Land Use - F - Crops & General Farming
Acres - 67.19
Assessed Land Value - \$ 41,500
Assessed Building Value - \$ 332,020
Assessed Total Value - \$ 373,520
Sale Date - Jun. 02, 2005
Sale Price - \$ 1,650,000
Deed Book - 1729, Page 0404



1 inch = 350 ft 1:4,200

Legend

- Land Joins
- Selected Parcel
- Parcels
- Municipal Boundary

Layers should not be used at
 scales larger than 1:2400
 (Note: Pixilation will occur
 at scales 1" = below 200 Ft.)

Mapping Provided by

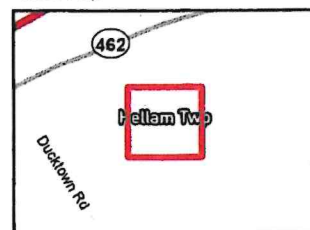


Aerial Photography - 2021

Last Updated: 12/22/2022



Inset Map



Disclaimer:
 The York County Planning Commission provides this
 Geographic Information System map and/or data (collectively
 the "Data") as a public information service. The Data is not a
 legally recorded plan, survey, official tax map, or engineering
 schematic and should be used for only general information.
 Reasonable effort has been made to ensure that the Data is
 correct; however the Commission does not guarantee its
 accuracy, completeness, timeliness. The Commission shall not be
 liable for any damages that may arise from the use of the Data.

Exhibit B



August 10, 2023

Jason Test, Township Zoning Officer
44 Walnut Springs Road
York, PA 17406

RE: Robert H. & Cheryl A. Rhein
Final Subdivision Plan
Hellam Township, York County, PA
Engineer's Project No. 1253.3.18.07

Dear Mr. Test:

I have reviewed the above-referenced revised final subdivision plan and offer the following comments:

Summary of information provided for review is as follows:

- Robert H. & Cheryl A. Rhein Final Subdivision plan, prepared by Gordon L. Brown & Associates, Inc, dated April 3, 2023, last revised July 12, 2023.
- Robert H. & Cheryl A. Rhein Stormwater Management Plan, prepared by Gordon L. Brown & Associates, Inc, dated April 3, 2023, last revised July 12, 2023.
- Robert H. & Cheryl A. Rhein Erosion and Sediment Control Plan, prepared by Gordon L. Brown & Associates, Inc, dated May 8, 2023, last revised July 12, 2023.
- Stormwater Management Narrative Report, prepared by Gordon L. Brown & Associates, Inc, dated May 2023.

I. Subdivision and Land Development Ordinance Comments:

1. **Section 430-17.C.(1)(a)[8]** – The plan must delineate the location of all lands containing living tree masses with a caliper of six inches or more at the height of four feet above grade and the location of all woodland reservations on the Official Map. The Applicant has formally requested a waiver from this requirement.
2. **Section 430-17.E** – Accompanying reports are required as indicated in this section of the ordinance.
3. **Section 430-18.F.(4)** – The statements of ownership must be signed, dated, and notarized prior to plan recording.
4. **Section 430-18.F.(15)** – Since the plan proposes subdivision of a tract located within the Rural Agriculture Zone, it will be required by the Zoning Officer to determine the number of development rights attributable to the parent tract and the number of development rights which remain available for use. The plan currently only lists the rights of future subdivision and not TDRs. The TDRs listed on Sheet 3 of the plan set must be verified by the Township Zoning Officer.
5. **Section 430-20** – The Applicant will be required to provide financial security for all proposed improvements.
6. **Section 430-33.(C).(a).[3]** – Both Beidler Road (T-757) and Stricklers School Road (T-756) are required to be improved along the project frontage to a minimum of a 12-foot paved travel lane and 6-foot paved shoulder with curbing. The Applicant has formally requested a waiver from this requirement. The plan includes the "Six Month Note" on sheet 3 of the plan set.

Exhibit
C



C.S. DAVIDSON, INC.

7. **Section 430-48.B** – Street trees are required to be provided along the entire road frontage as outlined within this section of the ordinance. The Applicant has formally requested a **waiver** from this requirement. The plan proposes planting of street trees only the frontage of Lot 2 along the souther side of Beilder Road (T-757).

II. Stormwater Management Ordinance Comments:

1. **Section 301.M** – The Applicant is required to post financial security for all proposed Stormwater Management Facilities as shown on the Approved SWM plans.
2. **Section 306.I.10 (Appendix C)** – At least two separate infiltration tests must be taken for each area proposed for infiltration. The Applicant has requested a **Modification** from this requirement and is requesting the second infiltration test be performed at the time of construction. The plan must now clearly specify how the proposed infiltration BMPs will be retrofitted in the event that acceptable infiltration rates are not witnessed at time of construction.
3. **Section 307.G** – A 20-foot-wide drainage easement must be provided for the length of Kreutz Creek within the parent tract. The current plan only shows an easement along the stretch of tributary of the Kruetz Creek running north along the existing fence line. This easement is required along all lengths of the creek within the boundaries of the parent tract.
4. **Section 401.C** – Provisions for permanent access and or maintenance for all physical SWM BMPs must be provided in accordance with this section of the ordinance. The note provided on Sheet One of the SWM Plan must be revised to include language pertaining to access by the municipality, as described within this section of the ordinance. The provided notes on sheet 1 of the SWM plans must be expanded to include perpetual ingress and egress from a public right of way.

General Comments:

1. We would request that after the recording of the approved record plans, the Applicant provides a copy of the newly prepared and recorded deeds for the new lot created.
2. The provided roof leader conveyance calculations must be added to the official SWM Report, and a revision date added to the report

If you have questions related to the enclosed information or require any clarification, please do not hesitate to contact me directly at (717) 814-4516 or cdp@csdavidson.com.

Respectfully,

A handwritten signature in black ink, appearing to read 'CDP', is written over a faint, larger signature.

Chad D. Peters, P.E.
Township Engineer

CDP/

Copy to: File

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REPORT TO MUNICIPALITY OF REVIEW OF FINAL
SUBDIVISION AND LAND DEVELOPMENT APPLICATION

April 18, 2023

Mr. Todd Trimmer, Chair
Hellam Township Board of Supervisors
471 Frysville Road
York, PA 17406

Re: Robert H. & Cheryl A. Rhein
Beidler Road/Stricklers School Road
2 Lots – *Final Subdivision Plan*
YCPC File #31-23-05-11-0077

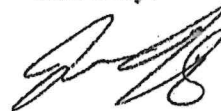
Dear Mr. Trimmer:

The above captioned Final Subdivision and Land Development application has been reviewed by the York County Planning Commission staff. Attached are comments made as a result of our review of the application. These comments are made in reference to the municipal ordinances and plans, the County Comprehensive Plan, and/or general planning concerns, and do not constitute approval or disapproval of this application. That decision rests solely with the municipality.

According to the Pennsylvania Municipalities Planning Code, upon the approval of a final plat, the developer shall within 90 days of such final approval, or 90 days after the date of delivery of an approved plat signed by the governing body, following completion of conditions imposed for such approval, whichever is later, record such plat in the York County Recorder of Deeds office. The York County Recorder of Deeds office shall not accept any plat for recording, unless such plat officially notes the approval of the governing body and review by the York County Planning Commission staff.

Please contact this office if there are any questions concerning this report.

Sincerely,



Jesse King
Senior Planner

Encl. Copies of this review have been sent to:

- | | |
|-----------------------------------|------------------------------|
| (X) Municipal Manager | (X) Municipal Zoning Officer |
| (X) Municipal Planning Comm. Chr. | (X) Applicant |
| (X) Municipal Engineer | (X) Applicant's Surv./Engr. |

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EMPLOYER

ROBERT H. & CHERYL A. RHEIN
Beidler Road/Stricklers School Road
2 Lots – Final Subdivision Plan
YCPC File # 31-23-05-11-0077

These comments refer to the Hellam Township Zoning Ordinance:

1. (s.490-47.) No slopes steeper than 25% shall be constructed within 25' of an adjoining property. There appear to be slopes of 33% proposed along the proposed western property line of Lot 2 within 25' of Lot 1.

These comments refer to the Hellam Township Subdivision and Land Development Ordinance:

1. The following information is required by the Ordinance to be shown on or provided with the plan:
 - a. (s.430-17.B.(3)) The location map should be revised for accuracy.
 - b. (s.430-17.B.(6)) Revise the UPI number for the existing parcel throughout the plan set (the correct Parcel number is 64B).
 - c. (s.430-17.B.(12)) A deed plotting of the parent tract as it existed on September 5, 1996, and a plan note identifying all lots that were subdivided from the parent tract since September 5, 1996. If applicable, the plan shall note that the boundaries of the parcel to be subdivided are the same as those that existed on September 5, 1996, and that no new lots have been created from this parcel since that date.
 - d. (s.430-17.B.(14)) The description of existing lot line markers and monuments located along the perimeter of the entire existing property.
 - e. (s.430-17.C.(1)(a)[1](e)) Steep slope areas shall be specifically identified in categories of 15% to 25% and greater than 25%, if applicable.
 - f. (s.430-17.C.(1)(a)[4]) The classification of every watercourse shall be indicated on the site plan, along with the required buffer.
 - g. (s.430-17.C.(1)(b)[4]) The location of the existing on-lot septic system for the existing dwelling on Lot 1.
 - h. (s.430-17.E.(1)) A Natural and Cultural Features Impact Assessment.
 - i. (s.430-17.E.(2)) A Man-Made Features Impact Assessment.
 - j. (s.430-17.F.(7)) An application requesting the review by the York County Conservation District, and the required design data for review by the District.
 - k. (s.430-18.D.(1)) Complete description of the centerline and right-of-way line for all existing streets.
 - l. (s.430-18.F.(3)) A notice from PA DEP that a sewer facilities plan revision or supplement has been approved, or notice that a plan revision or supplement is not necessary.
 - m. (s.430-18.F.(4)) The statements of ownership must be signed, dated, and notarized.
 - n. (s.430-18.F.(15)) The determination of the Zoning Officer of the number of development rights attributable to the parent tract and the number of development rights which remain available for use.
2. (s.430-28.A.(1)) In no case may a change be made in the existing topography which would within a distance of 20' from a property line to the beginning of the slope result in increasing any portion of the slope. Township officials should determine if this would apply to the proposed western property line of Lot 2.
3. (s.430-30.B.) Wetland studies are required by this chapter.
4. (s.430-33.C.(1)(c)) Where a subdivision abuts an existing street, the required right-of-way widths shall be provided. A 50' right-of-way is required for Stricklers School Road.