



Hellam Township Planning Commission Board of Supervisors Plan Briefing

4B

Application Number:	SL-2023-04	PC Meeting:	October 19, 2023
Applicant(s):	Susquehanna National Heritage Area	Tax Map Parcel:	LL-70-E0
Property Owner(s):	The Conservation Fund	Lot Size:	Total 78.89 Acres
Property Location:	202 Cool Springs Rd	Zoning:	C/I

Project Narrative:

1. The applicant is requesting approval of a Land Development plan and accompanying waivers, attached hereto as **Exhibit A & B**. This plan proposed to depict the construction of a semi-public park used for conservation, interpretation and public recreation purposes.

2. In addition, waivers are being requested for the following:
 - § 430 -10D & 430-12. A.1 – Preliminary Plan Submittal
 - § 430 - 17.A.1 - Plan Scale
 - § 430 -17.C(1)(a)(8) – Woodlands Delineation of Living Tree Masses
 - § 430-17. E(1).(e).[1] – Woodland Report
 - § 430 – 40.A.3 – Sidewalk Installation
 - § 430 – 48.B – Street Trees

Attached Exhibits:

- A. Land Development Application, SL-2023-04.
- B. Waiver Requests.
- C. Engineer's review letter from Chad Peters at CS Davidson dated October 5, 2023.
- D. York County Planning Commission's review letter dated June 14, 2023.

Property Characteristics:

1. The subject property is in the Commercial/Industrial Zone.

2. The subject property is improved with one dwelling referred to as the "Mifflin House", two barns, a water tower, (Wrightsville Borough Municipal Authority, and several outbuildings

3. Proposed construction of walking trails and a hospitality business development site. The refurbishment of the barns and the "Mifflin House" to create the Susquehanna Discover Center & UGRR site

4. Adjacent properties:

	Use	Zoning
North	Residential & Rural Ag	RA
South	Wrightsville Borough	
East	Interchange	I
West	Residential	R

Project Background:

1. The purpose of this land development is to create a semi-public park that will be used for conservation, interpretation, and public recreation purposes.
2. The land development plan was last reviewed by the Hellam Township Engineer, CS Davidson, on October 5, 2023. Those comments are attached hereto as **Exhibit C**. York County Planning Commission's review letter dated June 14, 2023 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.

3.