

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION MEETING  
MINUTES FOR AUGUST 16, 2016  
MUNICIPAL BUILDING  
7:00 PM**

Larry Knott called the August 2016 Planning Commission meeting to order at 7:01 p.m. In attendance were Larry Knott, Joe Shanabrough, Tom Malkie, Secretary Kristy Spevak and Eric Sisiger from South Penn Codes in place of Zoning Officer Keith Hunnings.

Approval of Minutes:

Shanabrough motioned to approve the July 2016 Planning Commission minutes. Malkie seconded. Motion carried.

Herzberger

Robert Herzberger of 20 Trout Lane was in attendance to present a preliminary sketch to subdivide his farm. Currently, it is a two lot subdivision. He proposed to move the line between the lots so Lot 1 would be in the borough and lot 2 would be in the township. Zoning Officer Keith Hunnings has reviewed and is ok with it. Knott does not have objections. Mr. Herzberger will go the Borough, then get the survey completed and move on to the Supervisors. Malkie motioned to send it on to the supervisors for approval after Mr. Herzberger completes the survey and goes to the Borough. Shanabrough seconded the motion. Motion carried.

Amspacher

William and Charlotte Amspacher of 17517 Kurtz School Road were present to apply for a zoning change. They would like to open a bed and breakfast in their home. They are currently zoned agriculture but it was a wooded lot when they subdivided. They need a special exemption to do so. Eric suggested it move on to the Zoning Hearing Board. There will be a maximum of 3 rooms and they have 6 parking spaces. Knott does not have any objections to it. Knott motioned for a favorable recommendation to the Zoning Hearing Board for approval. Malkie seconded the motion. Motion carried.

Hatley

Lori Hatley of 5102 Anderson Road was present to request for a reverse subdivision. They have adjoining lots with their house one 1 lot. They want to combine lots 2 and 3 and build a garage. Shaw Surveying came out to resurvey it. They are both 9/10ths of an acre. They just want to join two lots, combining lots 2 and 3 to be roughly 1.8 acres, almost 1.9. They are willing to give up additional building rights to join the properties together to build the garage. The following comments are still open:

1. Property markers must be shown on plan;
2. Statement of ownership must be signed, notarized, dated;
3. Certificate of planning module of land development and DEP;
4. UPI Chart to be added to the plan;
5. Deed reference on the plan must match the lots;
6. Impervious area, as well as the green area, added in the site data.

Malkie motioned to forward it to the Supervisors pending the outstanding items listed. Shanabrough seconded the motion. Motion carried.

The non-building declaration has been signed by Lori Hatley. Shanabrough motioned that Knott and Spevak sign the non-building declaration. Malkie seconded. Motion carried.

Public Comment

None.

Shanabrough motioned to adjourn the meeting at 7:26 p.m. Malkie seconded. Meeting adjourned.

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Kristy Spevak, Secretary

A handwritten signature in blue ink, appearing to read "Courtney Hargrave", written over a horizontal line.

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Courtney Hargrave, Recording Secretary