

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION MINUTES**

**MINUTES**  
**MUNICIPAL BUILDING                      REGULAR MEETING                      JANUARY 29, 2014**

---

1. Chairman Yost called the meeting to order at 7PM. Present were Ann Yost, Larry Knott, James Fritz and Nancy Blevins. Also present was Township Manager, Patricia Schaub and Attorney, Gil Malone.
2. **APPROVAL OF MINUTES** - Knott motioned to approve the minutes of November 19, 2013 as distributed. Fritz seconded. Motion carried with both Yost and Blevins abstaining due to their absence at that meeting.
3. **ORGANIZATION FOR 2014** - Knott motioned to appoint Ann Yost as Chairman. Blevins seconded. Motion carried. Fritz motioned to appoint Lawrence Knott as Vice-Chairman. Yost seconded. Motion carried. Yost motioned to change the meeting date for March 18, 2014 to March 20, 2014 due to Special Election and the May 20, 2014 to May 22, 2014 due to the Primary Election. Knott seconded. Motion carried unanimously.
4. **#02-2013/STONEBRIDGE INDUSTRIAL PARK/JOHNSON CONTROLS** - Paul Gondek from Johnson Controls was present with a Final Subdivision Plan to consolidate three lots in Stonebridge Business Park. Planners reviewed comments from York County Planning Commission dated January 17, 2014 and Zoning Officer, Keith Hunnings comments dated January 18, 2014. Knott motioned to forward plan to Board of Supervisors recommending approval contingent upon completion of the following items: 1) Show proposed setback lines on the combined lots; 2) A North arrow should be provided for the Location Map on sheet 1 of 3; 3) The proposed building setback line for each street should be shown on plan; 4) Certification that the Planning Module for Land Development and/or any required waivers have been approved by PA DEP; 5) Uniform Parcel Identifier numbers should be removed from table on Sheet 1 of 3 as these will be assigned by York County Tax Assessment Office; 6) All existing streets within 400 ft of the site labeled with name, right-of-way and cartway width. Elm Drive, including right-of-way and cartway widths should be shown on the plan; 7) The statement of ownership must be signed, dated and notarized; 8) Certification, with signature, seal and date by the registered professional responsible for preparing the plan and survey; 9) The names of adjoining land development and the names of owners of all adjacent land. South Side of Route 851 needs to have owner's names and Uniform Parcel Identification numbers; 10) Clarification is needed from Zoning Officer, Keith Hunnings regarding his comments o & q. Yost seconded motion. Motion carried unanimously.

5. **#01-2013/SARVER & VAHEY** – William & Carol Sarver and Michael Vahey were present with a Final Subdivision Plan to convey land to each other. Planners reviewed comments from York County Planning Commission dated January 17, 2014 and Zoning Officer, Keith Hunnings comments dated January 18, 2014. Knott motioned to forward plan to Board of Supervisors recommending approval contingent upon completion of the following items: 1) A parcel history for each lot should be noted on the plan. Since each of the existing lots were created by an approval subdivision subsequent to June 20, 1974, each lot should have assigned to it at least one dwelling right; 2) The statement of ownership must be signed, dated and notarized; 3) Certification, with signature, seal and date by the registered professional responsible for preparing the plan and survey; 4) Certification that the Planning Module for Land Development and/or any required waivers have been approved by PA DEP; 5) Measurements and locations for all proposed sewage disposal systems, all proposed wells and all proposed building. Blevins seconded motion. Motion carried unanimously.
  
6. **KURTZ SCHOOL VILLAS** – Monti Joines, Phil Robinson and Craig Lowe were present with a sketch plan to develop 23-acres off of Kurtz School Road in the Residential Zone, which will be provided public water and sewer from Stewartstown Borough. The proposed development includes 26 single family semi-detached homes and three single family detached homes on a 722’ cul-de-sac. They are requesting a waiver to allow the cul-de-sac to be longer than the required 500 feet. At this time, Runningboard Road, which is adjacent to this property, dead-ends. However, according to Final Subdivision Plan # 86-11N Stewartstown Station IV-E, a temporary cul-de-sac was to be constructed at the end of Runningboard so that it could eventually be extended onto this property, formerly owned by Charlotte & William Amspacher. Mr. Robinson explained that since the original construction of Runningboard Road was not completed, the existing grades make it very difficult to connect a road on their property to Runningboard. Approximately 30 residents were present to express opposition to extending Runningboard onto the former Amspacher property for various reasons which include increased traffic and the lack of sidewalks making it unsafe for children in the neighborhood and stormwater problems. Those who expressed opposition included: John Luby, Christine Scheufele, Mary Glass (on behalf of Stewartstown Station Association), Preston Jacka, Mike Chandler, Mike Schmidt, Larry Sinnott, Dan Renner, Kasey Kanatzar, Scott Goolsby, Portia McClain, Duain Houck and Steve Yuhas. Yost motioned to table the plan until next month’s meeting on February 18, 2014 when developers could give rationale for waivers requested and topography of area. Knott seconded motion. Motion carried unanimously.
  
7. **PUBLIC COMMENT** – There were no request
  
8. **ADJOURNMENT**- Yost motioned to adjourn the meeting at 8:55PM. Blevins seconded. Motion carried unanimously.

Respectfully submitted,

---

Lynnea Henning, Secretary