

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION**

MINUTES
MUNICIPAL BUILDING REGULAR MEETING FEBRUARY 18, 2014

1. Chairman Yost called the meeting to order at 7PM. Present were Ann Yost, Larry Knott, James Fritz, Nancy Blevins and Sterling Ruby. Also present were Township Manager, Patricia Schaub, Attorney Gil Malone, and Codes Enforcement Officer, Keith Hunnings.
2. **APPROVAL OF MINUTES** - Fritz advised that in the January 29, 2014 minutes on the second page, paragraph 6, "rational" should be "rationale". Knott motioned to approve the minutes of January 29, 2014 with the above correction. Blevins seconded. Motion carried unanimously.
3. **#01-2014/MANIFOLD** - Ray & Jean Manifold were present with a Final Subdivision Plan to subdivide the homestead from an approximate 50-acre farm along Kurtz School Road. Planners reviewed comments from York County Planning Commission dated February 10, 2014. Knott motioned to forward plan to Board of Supervisors recommending approval contingent upon completion of the following items: 1) The location of all proposed monuments must be shown on plan. 2) The statement of ownership must be signed, dated, and notarized. 3) A statement should also be included on plan which states that Lot 2 is to be joined to other lands of Ray & Jean Manifold and shall not be separated there from without approval from Hopewell Township. A new deed should be executed for the combined lots. 4) All existing natural features should be added to the plans; the eastern portion of Lot #2 appears to be wooded. 5) A drainage easement must be provided for the existing watercourse on Lot #2. 6) The lot to which Lot #2 is to be joined should be shown in its entirety on the plan. 7) A clear sight triangle should be provided at the driveway intersection with Kurtz School Road. Fritz seconded. Motion carried unanimously.
4. **#10-05B/BRIDGEVIEW INVESTMENTS LP** - John Huenke and Jason Brenneman were present with a revised Preliminary Plan for 112 lots along Bridgeview Road and a request for consideration of two waivers. They are requesting a waiver of street names (s.507.e) until Final Plan approval. The second waiver request is for the reduction in the stormwater infiltration testing as recommended by the geotechnical engineer and approved by Martin & Martin (s.306.8.2). Planners reviewed comments from Keith Hunnings dated February 17, 2014. Yost motioned to approve waiver allowing street names to wait until Final Plan. Knott seconded. Motion carried unanimously. Yost motioned to approve waiver for the number of infiltration tests. Fritz seconded. Motion carried unanimously. Approximately ten residents were present to express their opposition for various reasons which included possible stormwater problems, increased traffic and decrease in property values. Those who expressed opposition included: Fred Carnell, Kathleen Davis, Cydnie Shindlecker, Casey

Davis, Ron Poole, Chris Davis, Nancy Waltemire, John Luby and Larry Shindledecker. Yost motioned to forward plan to Board of Supervisors recommending approval contingent upon completion of the following items: 1) Resolve legal question of Lot #3 right-of-way ownership. 2) Railroad right-of-way note moved to the property where it is shown. 3) Add note showing full light cut-off detail. 4) Request Martin & Martin verify emergency spillway and lower swale capacity on Lot #113. 5) The statement of ownership must be signed, dated and notarized. Ruby seconded. Motion carried with Fritz voting nay.

5. **KURTZ SCHOOL VILLAS** – Monti Joines, Phil Robinson, Craig Lowe and Eric Johnson were present for reconsideration of three waiver requests for the proposed subdivision along Kurtz School Road in the Residential Zone. Mr. Robinson gave rationale for waiver requests. Approximately 20 residents were present to express opposition to extending Runningboard Road 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 also potential stormwater problems. Those who expressed opposition included: John Luby, Christine Scheufele, Will Scheufele, Mike Chandler, Mike Silva, Mike Koffenberger and Thomas Cate. Ruby motioned to deny approval of waiver requesting cul-de-sac exceed 500 ft. Yost seconded. Motion carried with Fritz and Blevins voting nay.
6. **PUBLIC COMMENT** – There were no request
7. **ADJOURNMENT**: Fritz motioned to adjourn the meeting at 10:30PM. Ruby seconded. Motion carried unanimously.

Respectfully submitted,

Lynnea Henning, Secretary