

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION**

MINUTES
MUNICIPAL BUILDING REGULAR MEETING MARCH 20, 2014

1. Chairman Yost called the meeting to order at 7:05PM. Present were Ann Yost, Larry Knott, James Fritz, Nancy Blevins and Sterling Ruby. Also present was Township Manager, Patricia Schaub.
2. **APPROVAL OF MINUTES** - Knott motioned to approve the minutes of February 18, 2014 as distributed. Fritz seconded. Motion carried unanimously.
3. **ZHB1-2014/JOHNSON CONTROLS, INC.** - Michael Takacs was present for the Planners to make a recommendation to the Zoning Hearing Board on two variances for its proposed facility in Stonebridge Business Park. One variance is for a reduction of the size of parking spaces from 10' x 20' to 9' x 18'. The second variance is to exceed the maximum building height of 50' by a total of 10' in limited areas of the building. Planners reviewed the application and Sections 304.1 & 206.6 of the Zoning Ordinance pertaining to standards for both variances. Ruby motioned to forward variance for reduction in size of parking spaces to the Zoning Hearing Board with a favorable recommendation. Yost seconded. Motion carried unanimously. Knott motioned to forward variance to exceed the maximum building height to the Zoning Hearing Board with a favorable recommendation. Ruby seconded. Motion carried unanimously.
4. **#02-2014/JOHNSON CONTROLS LAND DEVELOPMENT** - Michael Takacs from Civil & Environmental Consultants, Inc. was present for Johnson Controls with a Final Land Development Plan and an application for Consideration of a Waiver Request to not install sidewalks along all public streets. Planners reviewed comments from York County Planning Commission dated March 5, 2014, Zoning Officer, Keith Hunnings dated March 19, 2014, Martin and Martin dated February 28, 2014 and Martin and Martin stormwater management review comments dated March 14, 2014. Blevins motioned to recommend approval of the sidewalk waiver. Knott seconded. Motion carried unanimously. Knott motioned to forward Plan to Board of Supervisors recommending approval contingent upon completion of the following: 1) DEP approval 2) YCCD approval 3) The statement of ownership signed, dated, and notarized. 4) Engineer seal 5) Fire Chief approval. 6) A signature block for approval of Board of Supervisors. 7) Label Deer Creek. 8) Developers Agreement and bonding. 9) An As-built Plan and certification. 10) Documentation from other parties for Stormwater transfer to new pond. 11) Martin & Martin stormwater approval. 12) Confirmation of water & sewer hook-ups. 13) Clarify Lot #17 text obstructed by Flood Plain note. 14) Note use of site on plan. 15) Show proposed loading spaces on plan. 16) Note on plan regarding required number of loading spaces along with criteria. 17) Location of permanent reference monuments. 18) The required front setback

along Wellspring Road should reflect the location of the existing cul-de-sac. 19) The existing UPI number for the tract. 20) Clear sight triangles for all intersections. 21) Dimensions of parking aisles. 22) Identify traffic control signs. 23) Show sanitary sewer connections to each building. 24) Add U.S. Coast & Geodetic Survey data. 25) Note building setback lines on all sheets or add to sheet legend. 26) PA One Call notice should include serial number. 27) Traffic Impact Study analysis. 28) On Plan Sheet C100 there are two courses for Amended Lot 1 extending north from the Shrewsbury Township boundary, at opposite ends, that requires metes and bounds descriptions. 29) Show existing building subject to demo on Plan Sheet C103. 30) A drainage and utility easement required along the extent of Deer Creek. A minimum of 25 feet from top of bank is recommended. 31) Feasibility Study on water & sewer facilities for the tract. 32) The published source of the floodplain boundary must be stated on the plan. Fritz seconded. Motion carried unanimously.

5. **PUBLIC COMMENT** - Christine Scheufele questioned whether employees of Johnson Controls would work different shifts and would a traffic light be required if everyone leaves at the same time. She was informed a traffic study is being done and approval will be by PennDot.

6. **ADJOURNMENT**: Yost motioned to adjourn the meeting at 8:48PM. Knott seconded. Motion carried unanimously.

Respectfully submitted,

Lynnea Henning, Secretary