

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION**

MINUTES
MUNICIPAL BUILDING REGULAR MEETING MAY 22, 2014

1. Chairman Yost called the meeting to order at 7:00PM. Present were Ann Yost, Larry Knott, Joe Shanabrough, and Nancy Blevins.
2. **APPROVAL OF MINUTES** – Knott motioned to approve the minutes of April 15, 2014 as distributed. Shanabrough seconded. Motion carried unanimously.
3. **WOMAC, LP** – Eric Johnston, Engineer at Johnston & Associates was present with a sketch plan for 143 single family dwellings on the 60-acre McElwain property in the Residential Zone at Barrens Road N. & Plank Road. Yost questioned whether the sketch plan was drawn to scale because if so, 1/3 of the lots do not meet the ordinance minimum lot area of 9000 sq. ft. Planners will need to see a new layout. Eric Johnston will review calculations and submit a revised sketch plan. Donald Linebaugh of the Stewartstown Historical Society asked that consideration be given to retaining the original home & farm on the property as they are of historical value. He stated these buildings are eligible for the National Registry of Historical Places and the home could be one of the oldest log buildings in the area. Roger McElwain stated his property borders two sides of the development. He is concerned about the high density housing and doesn't think this is what the township needs. He also expressed concern about additional traffic and security.
4. **JON HASH/MARSTELLER FARM** – Jon Hash was present for review of the Ag Review Committee recommendations based on their site visit on April 30, 2014. Discussion ensued regarding soil types and Mr. Hash presented a new sketch showing revised property lines. Planners agreed the Ag Review Committee will need to revisit this property to evaluate this new consideration.
5. **MATTHEW KELLY** – Matthew Kelly was present to discuss the chicken regulations in the Residential Zone. His neighbor has approximately 24-32 chickens along with 1 or 2 roosters. He is concerned about the smell, noise, stormwater runoff into his driveway and if the required setbacks are met. Knott recommended Keith Hunnings notify the neighbor he is in violation of the ordinance pertinent to animals and noise. Blevins seconded. Motion carried unanimously. Planners will review the animal portion of the Zoning Ordinance at next month's meeting and make a recommendation to the Board of Supervisors, if needed.
6. **#93-12 / SUMMERCREST, INC.** – Josh Myers, Shaw Surveying, was present with a sketch plan to reverse-subdivide Lot #3, 4 & 5 on Anderson Road. He stated the owner, Thomas Taylor, wants to move these lots to a higher elevation where they will be less wet. Planners agreed with concept. Yost recommended proceeding with a Final Subdivision Plan to reverse-subdivide Lot #3, 4 & 5 and reconfigure with new lots #6, 7 & 8. Knott seconded. Motion carried unanimously.

7. **QUESENBERRY FARM** - Jody Leighty and Connie Anderson were present to discuss subdividing off the homestead from the Quesenberry farm along Draco Road. She stated the family would like to allow approximately 2.8 acres to go with the house. Since Clean & Green only allows 2 acres to be subdivided per year to avoid paying back taxes, she plans to prepare an agreement to subdivide off 2 acres on December 31, 2014 and .8 acres on January 1, 2015, otherwise the back taxes would be about \$160,000. Planners agreed with the concept as presented.
8. **PUBLIC COMMENT** - There were no request.
9. **ADJOURNMENT**: Knott motioned to adjourn the meeting at 8:12PM. Shanabrough seconded. Motion carried unanimously.

Respectfully submitted,

Lynnea Henning