

**HOPEWELL TOWNSHIP  
YORK COUNTY PA  
PLANNING COMMISSION**

**MINUTES**

**MUNICIPAL BUILDING**

**REGULAR MEETING**

**SEPT 16, 2014**

1. Chairman Yost called the meeting to order at 7:00PM. Present were members Ann Yost, Larry Knott, Joe Shanabrough and Kathleen Davis. Nancy Blevins was absent. Also present were Keith Hunnings and Pat Schaub.
2. **APPROVAL OF MINUTES** – Knott motioned to approve the minutes of June 23, 2014 as distributed. Shanabrough seconded. Motion carried unanimously.
3. **#04-2014/KURTZ SCHOOL VILLAS** – Engineer Eric Johnston, Monti Joines, and Phil Robinson were present with a sketch plan proposing to build 26 semi-detached homes and three single family detached homes on a 722' cul-de-sac on this 30-acre property along Kurtz School Road in the Agricultural/Residential Zone. Mr. Johnson gave an overview of the proposed project and reported that Monti Joines, Craig Lowe and Phil Robinson attended the Board of Supervisors meeting on 3/6/14, at which the Supervisors supported the developer building a private road with a 33' right-of-way rather than connecting to Runningboard Road. Planners reviewed Johnston & Associates, Inc. letter dated September 9, 2014, which requests seven (7) waivers and action taken on each waiver follows:
  - s.503.a.2.a. - Knott motioned to approve, died due to lack of second motion
  - s.503.a.2.b. - Died due to lack of motion
  - s.505.a. - Yost motioned to approve, Knott seconded, Motion carried unanimously
  - s.505.e. - Knott motioned to approve, Shanabrough seconded, Yost denied, Davis abstained.  
Motion carried.
  - s.601c - Yost motion to approve, Knott seconded, Motion carried unanimously
  - s.604.a. -Died due to lack of motion
  - s.606 - Yost motioned to waive position of trees but number of trees remains the same.  
Knott seconded, Motion carried unanimously.

Based on comments from adjoining property owner, Christine Scheufele, Mr. Joines agreed to merge Lots 15 & 16 into one lot due to the current lack of clearance behind Lot 16. Shanabrough motioned to pass the waiver recommendations onto the Board of Supervisors for consideration. Knott seconded. Motion carried.

4. **#05-2014/ROYAL FARMS** – Engineer Casey Deller was present with a Land Development Plan and discussed changes that would be made to the existing building and property. YCPC comments of 9/11/14 were reviewed. Martin & Martin's review letters have not yet been received. Planners agreed that any proof of variances or special exceptions granted should be noted on the plan, a clear sight triangle should be shown at the intersection of Draco & Norrisville Roads, the preliminary plan should be waived and water and sewer feasibility studies waived. Yost motioned for the Township to contact PennDOT concerning storm water problems from a diversion ditch. Knott seconded. Motion carried. Knott motioned to recommend favorable approval subject to Martin & Martin approval and discussion with PennDOT concerning offsite storm water problems. Motion carried.

5. **PUBLIC COMMENT** – Mary Glass commented that the Stewartstown Station Association does not want any storm water from the Kurtz School Villas project to run into their retention ponds. It was pointed out that it is more likely that Stewartstown Station storm water would flow in the direction of the Kurtz School storm water facilities.
6. **ADJOURNMENT**: Knott motioned to adjourn the meeting at 8:55p.m. Shanabrough seconded. Motion carried unanimously.

Respectfully submitted,

Darlene Parker

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