

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR OCTOBER 15, 2024
MEETING ROOM & STREAMING VIA ZOOM
7:00 PM**

Chairman Ann Yost called the October 15, 2024, Planning Commission meeting to order at 7:00pm. Also, in attendance- Butch Hensel, Tom Malkie, Chuck Webster, Joe Shanabrough, Manager Katie Berry, Zoning Officer Cliff Tinsley and Attorney Eric Holey.

Approval of Minutes:

Tom Malkie motioned to approve the September 17, 2024, Planning Committee meeting minutes as distributed, and Butch Hensel seconded. Motion carried.

1. **Dalfen Developers- Discussion of possible re-zoning for a warehouse along Mt. Airy Road** – Paul Minnich and team were present to discuss their plan for a warehouse. Malkie mentioned when this came to the board two years ago the biggest issue was the truck access on Mt. Airy Rd. Yost mentioned that the previous issue was the narrow underpass under I83, and it was preferred that they come in off Wolf Rd. Mr. Minnich stated they did check into this and the clearance it is more than enough for truck traffic, but they will have their traffic consultants get more involved in this. Tinsley stated that this will ultimately have to have approval by PennDot because it is their road and as to whether this entrance will be sufficient. Paul mentioned that tonight this was just for discussion purposes and to get some feedback. They plan to come back to the Board of Supervisors in November.

2. **2024-03- Vanguard Storage- Final Subdivision & Land Development Plan**- A representative for Vanguard was present to discuss and is asking for a waiver from the Township to not be required to do sewer and water due to this being a unique situation. Yost mentioned that this is what is required for subdivision. Tinsley stated that regardless of what the Township would say this is also a requirement of the DEP as well. Hensel motioned to defer and not recommend this plan until these issues can be addressed. Yost seconded. Motion carried. Vanguard would like to be added to the Board of Supervisors agenda for the December meeting.

3. **Mr. Webb- Discussing the possibility of subdividing his property** – Mr. Webb was not present to discuss.

Public Comment- None

Adjournment- Malkie motioned to adjourn the meeting and Yost seconded at 7:40 pm.



Diana Manker, Recording Secretary