March 13, 2025

The East Hopewell Township Planning Commission held their regular meeting at the Municipal Building at 7:30 p.m. Members present were Mike Kosmicki, Scott Garvey, and Jerry McLaughlin. Also attending the meeting was solicitor Mike Craley, Sam Craley and the Township Secretary/Treasurer, Laura Vasold, Todd Warner, Fran Seitz, John Gray, Terrilynn Mallory, Scott Powell, Lawrence Vasold, Gary Swope, and Cindy Ness.

The meeting opened with the Pledge of Allegiance.

Jerry McLaughlin made a motion to nominate Scott Garvey as temporary chairman. Mike Kosmicki seconded the motion, which was unanimously carried.

Scott Garvey called the meeting to order.

Jerry McLaughlin made a motion to approve the agenda. Mike Kosmicki seconded the motion, which was unanimously carried.

A discussion took place regarding the draft February 13, 2025 meeting minutes. It was noted that the last paragraph in the minutes stated that Pine Ridge Farms was enacted based on Section 742 Temporary Outdoor Amusement. This statement is inaccurate but was, in fact, stated during the February 13, 2025, meeting and will remain in the meeting minutes as read. It is noted that even though the minutes stated this, Pine Ridge Farms was actually enacted based on Section 302B All Other Uses, which states

*“Any use not specifically allowed elsewhere in this Ordinance shall be allowed by Special Exemption in the zone or zones, and to the extent that, similar uses are permitted or allowed by Special Exemption provided that said use meets the requirements for a Special Exemption and does not constitute a public or private nuisance.”*

Mike Kosmicki made a motion to approve the February 13th, 2025 minutes as read. Jerry McLaughlin seconded the motion, which was unanimously carried.

Next, there was a discussion on zoning for small events and agricultural entertainment, which the Board of Supervisors is reviewing to amend the current zoning ordinance to permit this type of use with reasonable requirements. It was agreed by the board members that this type of use should be added to the ordinance under a special section, such as Agra Entertainment by Right or as a Special Exception but would require a hearing from the Zoning Hearing Board. The Planning Commission members discussed potential requirements, while the public expressed concerns that should be considered in the new ordinance. Some potential limitations or conditions discussed for this type of use included requirements such as:

1. Permitted Hours of Operations
2. Lighting Requirements
3. Principle Use
4. A limit on the number of people in attendance (such as 150 people or less)
5. Parking requirements/limitations (such as PennDot-certified parking)
6. A minimum of 10 acres to permit this type of use
7. A specified amount of property must be used for agriculture
8. Size of the building
9. A septic plan
10. Fire Code Requirements (to include a possible review of a plan by a Fire Chief to ensure easy access in the event of a fire or an emergency)
11. Driveway and Access Drive (one in and one out)

The different zoning options were discussed, including non-conformity, Use by Right, and Use by Special Exemption. Per the discussion, Use by Special Exemption is considered the better option for the proposed new ordinance because it would have specific requirements added for the type of use, go before the Zoning Hearing Board, and allow neighbors to express their concerns at the hearing. This section would be added to Section 303 Agricultural Zone (A-1), c. Use by Special Exception in the East Hopewell Township Zoning Ordinance and would also be added to Article 7 Standards for Special Exception Uses. Anyone to pursue this type of use must also abide by Article 6 Zoning Hearing Board, f. General Standards in the East Hopewell Township Zoning Ordinance.

Mike Kosmicki made a motion for Mike Craley to create the first rough draft based on the items discussed. Jerry McLaughlin seconded the motion, which was unanimously carried.

Mike Craley reported that the Alternative Energy Ordinance was submitted to the York County Planning Commission for review.

Mike Craley discussion Section 802i. Civil Enforcement Proceeding of the East Hopewell Township Zoning Ordinance and reported that the notification process is flawed for subsection 5. The ordinance states the recipient must submit an appeal within 15 days. However, by state law, it must be 30 days. The ordinance must be adjusted to meet the state law requirements. It was agreed it would be appropriate to include this in the current ordinance revision process.

At 8:00 p.m., Jerry McLaughlin made a motion to adjourn the meeting, which Mike Kosmick seconded. The motion was unanimously carried.

Respectfully submitted,

Laura A. Vasold

Secretary