

August 14, 2025

The East Hopewell Township Planning Commission held its regular meeting at the Municipal Building at 7:30 p.m. Members present were Jerry McLaughlin, Mike Kosmicki, and Scott Garvey. Also attending the meeting were solicitor Mike Craley, Sam Craley, Laura Vasold, Dean Miller, Todd Warner, Fran Setz, Ed Cockey, John Gray, and Terri Mallory.

Laura Vasold, the Township Secretary, announced that the meeting would be recorded and that residents must state their name and address when they speak to the Planning Commission.

Michael Kosmicki opened the meeting with the Pledge of Allegiance.

The board confirmed that the agenda did not require formal approval.

Jerry McLaughlin made a motion to approve the minutes of July 10, 2025, as read. Scott Garvey seconded the motion, which was unanimously carried.

**Subdivision plans for Dean and Linda Miller:** The final subdivision plans for Dean and Linda Miller for tax parcel 25-DK-0034.00, located at 15815-15819 Cross Roads Ave, were presented to the committee for final signature. As these plans were previously approved at the July 10<sup>th</sup>, 2025, Planning Commission meeting and the August 6<sup>th</sup>, 2025 Board of Supervisors meeting, the finalized documents were signed by the committee

**Subdivision plans for Debra Hilbert and Melanie Eaton (Lot Line Adjustment) Discussion:** The final subdivision plans for Debra Sue Hilbert, located on Brogueville Rd., for tax parcel 25000EL0053A000000, were presented to the committee for final signature. As these plans were previously approved at the July 10<sup>th</sup>, 2025, Planning Commission meeting and the August 6<sup>th</sup>, 2025 Board of Supervisors meeting, the finalized documents were signed by the committee.

**Proposal for an Addition to the Agricultural Security Area for Dean and Linda Miller:** The proposal by Dean and Linda Miller for the addition of tax parcel 25-DK-0034.00, located at 15815-15819 Cross Roads Ave, to the Agricultural Security Area, was presented to the Planning Commission committee for official review. The proposal included adding 107.44 acres to the agricultural security area. The board reviewed soil quality, compatibility with the municipal comprehensive plan, and the viability of the land for agricultural use. It was confirmed that the proposal met all required criteria and did not adversely impact planning policies or zoning objectives.

An attendee asked for clarification on the Agricultural Security Area designation and whether it would restrict future development. It was explained that the design primarily protects farmland from eminent domain and does not impose zoning restrictions or development prohibitions.

Jerry McLaughlin made a motion to approve the addition of tax parcel 25-DK-0034.00, located at 15815-15819 Cross Roads Ave, owned by Dean and Linda Miller, into the Agricultural Security Area, and reported that there are no adverse effects this proposal would have on East Hopewell Township's planning policies or zoning objectives. Scott Garvey seconded the motion, which was unanimously carried.

**Alternative Energy Ordinance Discussion:** The board then reviewed the draft of the Alternative Energy Ordinance and incorporated feedback from the York County Planning Commission. The feedback included clarifications on zoning hearing board authority,

typographical corrections, and adjustments to definitions and procedural language. The board discussed whether accessory wind energy systems should impact building rights and agreed that only commercial systems should trigger such limitations. Additional edits were made to ensure consistency and clarity throughout ordinance.

Mike Kosmicki made a motion to approve the Alternative Energy Ordinance with the discussed corrections and authorized its submission to the York County Planning Commission for final review. Jerry McLaughlin seconded the motion, which was unanimously carried.

**Winery Ordinance Discussion:** Members debated the use classification (by right vs. special exception), zoning compatibility, and operational limitations. It was agreed that wineries would be permitted as accessory uses in agricultural and commercial zones, with outdoor wine consumption limited to three days per week to mitigate residential impact. The board also discussed the need to distinguish between tasting and consumption, ultimately favoring clearer language around consumption. Additional considerations were raised regarding entertainment, signage, parking, and hours of operation.

A resident inquired about the potential impact of the proposed Winery Ordinance on neighboring properties, particularly regarding noise and traffic. The board acknowledged the concern and reiterated that the ordinance would include limitations on outdoor wine consumption and entertainment to mitigate such effects.

The board opted to defer final action on the Winery Ordinance until the Special Events Ordinance could be reviewed in tandem, ensuring consistency and proper regulation of venues hosting live music or large gatherings.

**Special Events Ordinance:** A discussion took place on defining and regulating temporary outdoor events versus permanent special event venues. Members agreed to review the existing ordinance, Section 742 for Temporary Outdoor Amusement or Event, and the zoning hearing board decision for Pine Ridge Farms to guide future updates. The board emphasized the importance of striking a balance between business viability, community impact, and regulatory clarity.

**Public Comments:** The meeting was then opened to public comment. No public comment was made.

**Adjournment:** At 9:09 PM, Jerry McLaughlin made a motion to adjourn the meeting, which Scott Garvey seconded. The motion was unanimously carried.

Respectfully submitted,



Laura A. Vasold  
Secretary