

**EAST HOPEWELL TOWNSHIP
YORK COUNTY, PA
PLANNING COMMISSION
REGULAR MEETING
MINUTES FOR JULY 9, 2026
EAST HOPEWELL TOWNSHIP MEETING ROOM
7:00 P.M.**

Call to Order and Attendance

The July regular meeting of the East Hopewell Township Planning Commission was called to order at 7:00 p.m. by Chair Rob Davis.

Members Present: Rob Davis (Chair), Dan Fowler (Vice Chair), Sam Georgieff, Ed Cockey, Sharon Dorn.

Also Present: Solicitors Mike Craley and Samantha Craley-Byerts, Township Secretary Laura Vasold, ZHB Applicants Pamela & Timothy Sherwood, ZHB Property Owners Ray & Judy Hamm, ZHB, Attorney Jody Leighty, BOS Supervisors Dean Miller, Mike Kosmicki, and Todd Warner, and residents Victor Grelli and John Marsteller.

Announcements

Laura Vasold announced that the meeting would be recorded and that residents must state their name and address when addressing the Commission.
Rob Davis opened the meeting with the Pledge of Allegiance.

Approve Agenda

A motion was made by Sharon Dorn, seconded by Dan Fowler, to approve the agenda with a correction to the agenda header. Motion carried unanimously.

Approve Minutes

A motion was made by Dan Fowler, seconded by Ed Cockey, to approve the minutes of the June 11, 2026 meeting. Motion carried unanimously.

New Business

Marsteller Estate Subdivision – Signing of Approved Plan

The Commission noted that the Board of Supervisors approved the Marsteller Estate Subdivision at its July 1 meeting. Five mylar copies were signed by Planning Commission members. No motion was required.

Zoning Hearing Board Application – Variance Request

Applicant: Timothy & Pamela Sherwood **Property Owner:** Ray & Judy Hamm
Property: 15586 & 15422 Round Hill Church Road Parcel: 74.27 acres (Clean & Green)

Zoning: Rural Residential (RR) & Agricultural (Ag) Request: Subdivision of 12.30 acres into a new parcel containing both RR and Ag acreage, requiring a variance from §401(c)(1)(a) (maximum 10% subdivision of Ag land).

Summary of Applicant Proposal

Using the ZHB application and subdivision request documents, the applicant proposes:

1. Creating a 12.30-acre parcel for the historic 1854 mill house at 15422 Round Hill Church Road.
2. Parcel includes 6.16 acres RR and 6.14 acres Ag.
3. The Ag portion exceeds the allowable 2.37 acres (10% of Ag land), requiring a variance.

Purpose:

- Separate two existing dwellings currently on one parcel (a longstanding non-conformity).
- Provide adequate land for a future septic system for the mill house.
- Maintain Clean & Green eligibility by avoiding rollback penalties
- Keep most tillable ground with the main residence at 15586 Round Hill Church Road.

Discussion

The Commission conducted an extensive review of the sketch plan, zoning ordinance requirements, Clean & Green constraints, and topographic limitations.

Key points raised:

- **RR Lot Size Limitation (§401.E):** Existing dwellings predating 1976 may only be subdivided with land “limited to existing improvements and immediately adjacent lands.” This typically results in ~1 acre unless justified by septic needs.
- **Backup Septic Requirement:** The RR portion behind the mill house is steep and rocky; a backup system may need to be located uphill or on the Ag side. The applicant has not yet conducted percolation or SEO review.
- **Clean & Green Rollback:** Subdividing only the RR portion (~5 acres) would trigger an estimated \$80,000 rollback. Including Ag acreage avoids rollback but exceeds zoning limits.

- **Agricultural Preservation:** The Ag portion proposed for subdivision is heavily wooded, rocky, and bisected by Rambo/Hyson Run. It is not tillable and does not diminish agricultural production.
- **Alternative Configurations Discussed:**
 - A 2-acre RR parcel plus a 10-acre Ag parcel, kept under common ownership.
 - A 2-acre RR parcel with an easement on the parent tract for a backup septic system.
 - A revised boundary that “notches” around tillable ground while capturing wooded areas.

Commission noted these may eliminate the need for a variance.

- **Zoning Officer Review Missing:** The zoning officer had not reviewed the plan prior to submission; Commission members expressed concern and requested his involvement before any recommendation is made.

Commission Action

After discussion, the Commission voted to table the variance request to allow:

1. Applicant to consult the Township Zoning Officer and SEO.
2. Exploration of alternative subdivision configurations that may comply with §401 without requiring a variance.
3. Clarification of Clean & Green implications for alternative parcel sizes.

A motion was made by Ed Cockey, seconded by Sam Georgieff, to table the Zoning Hearing Board variance request for 15586/15422 Round Hill Church Road until the August 2026 meeting to allow the applicant to consult the Zoning Officer and Sewage Enforcement Officer and explore alternative subdivision configurations. Motion carried unanimously.

Old Business

Data Center Development Ordinance – First Draft Review

The Commission briefly noted that the first draft of the Data Center Ordinance had been received. Members agreed that they had not yet completed review of the draft and would continue their work at the August meeting.

A motion was made by Dan Fowler, seconded by Sam Georgieff, to table review of the Data Center Development Ordinance draft until the August meeting. Motion carried unanimously.

Hardship Housing – §403.E Review

The Commission discussed modernizing §403.E, including:

- Changing the title to Accessory Family Dwelling Units
- Allowing tie-in to existing septic systems with SEO approval
- Removing the 30-foot minimum distance requirement
- Eliminating “farm employee” language
- Maintaining annual medical certification requirements
- Clarifying removal requirements once the hardship ends

A motion was made by Dan Fowler, seconded by Ed Cockey, to direct the Solicitor to prepare a revised draft of §403.E reflecting the Commission’s recommendations. Motion carried unanimously.

Stormwater Management Ordinance Review – Update

Chairman Davis reported that the Township’s stormwater ordinance is outdated and requires full replacement. He stated that he is obtaining a Word-format ordinance from Springettsbury Township to use as the base template for drafting a modernized East Hopewell Township stormwater ordinance.

The Commission briefly discussed that the update would require:

- Incorporation of current infiltration testing standards
- Replacement of outdated rainfall tables with NOAA data
- Updated seepage pit and geotextile specifications
- Alignment with contemporary York County stormwater practices

Following discussion, the Commission agreed to formally authorize the preparation of a new draft ordinance.

A motion was made by Dan Fowler, seconded by Sharon Dorn, to direct the Solicitors to prepare a new draft Stormwater Management Ordinance using Springettsbury Township’s ordinance as the base template. Motion carried unanimously.

Ordinance Modernization – Consolidating Zoning Ordinance

Secretary Vasold reported her reduced hours due to medical limitations and an upcoming staffing transition. The Commission agreed to pause modernization tasks until staffing stabilizes.

No motion required.

Planning Commission To-Do List Review

The Commission reviewed the Planning Commission To-Do List previously provided by Supervisor Mike Kosmicki. The following items were confirmed to be on the list:

- Data Center Development Ordinance
- Short Term Rentals (review) – Considerations for AirBnB-type rentals; Shrewsbury Township ordinance referenced
- Hardship Housing (review) – Residents have requested updates
- Land Use and Roadway (review)
- Small Wireless Communication Facilities Ordinance
- Storm Water Management (review)
- Look into partnering with other local municipalities for ordinances
- Update the current EHT zoning ordinance book (2015)
- Review and update the current EHT Subdivision and Land Development Plan (2002)
- Review and update, as needed, the Comprehensive Development Plan with Cross Roads (1975)

During review, the Commission noted that two items require clarification from Supervisor Kosmicki before further work can proceed:

- Land Use and Roadway (review) – Scope and intended focus of the review
- Small Wireless Communication Facilities Ordinance – Whether a standalone ordinance or zoning amendment is intended

All other items on the list were understood and remained active or tabled as appropriate. No motions were made during the To-Do List review.

Solicitor's Report

Solicitor Craley reported that the Special Events Ordinance and the Winery Ordinance had been passed by the Board of Supervisors. He stated that there were no new items requiring Planning Commission action at this time. No motions were required.

Set Agenda for Next Meeting

The Commission agreed to include:

- Zoning Hearing Board Application – Holm Variance (15586 Round Hill Church Road)
Tabled to the next meeting; remains on the agenda unless withdrawn by the applicant.
- Data Center Development Ordinance – Continued review of the first draft
- Hardship Housing (§403.E) – Continued review
- Stormwater Management Ordinance – Review of new draft
- Ordinance Modernization – Update
- Planning Commission To-Do List – Review

- Solicitor's Report
- Public Comment

No motions were required.

Public Comment

No public comments.

Adjournment

A motion was made by Dan Fowler, seconded by Sam Georgieff, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at approximately 8:27 p.m.

Respectfully submitted,

Laura A. Vasold
Secretary