

October 9, 2025

The East Hopewell Township Planning Commission held its regular meeting at the Municipal Building at 7:30 p.m. Members present were Rob Davis, Jerry McLaughlin, Mike Kosmicki, Sam Georgieff, and Scott Garvey. Also attending the meeting were solicitor Mike Craley, Samantha Craley-Byerts, Laura Vasold, Todd Warner, John Gray, Jack Cougle, Ed Cockey, 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.

Rob Davis opened the meeting with the Pledge of Allegiance.

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

Mike Kosmicki made a motion to approve the minutes of September 11, 2025, as read. Rob Davis seconded the motion. The motion was unanimously carried.

Winery Ordinance Discussion: The Commission continued its detailed review of the draft Winery Ordinance. Key decisions and clarifications included:

- Wineries will be permitted as a use by right in both the Agricultural (AG) and General Commercial (GC) zones.
- In the AG zone, wineries must be an accessory use to active agricultural operations; they cannot be the principal use on a vacant lot.
- In the GC zone, wineries may be either a principal or accessory use.
- The ordinance will be added to Section 403 as an accessory use and to Section 303 and 305 as a use by right.
- A requirement was affirmed that at least 25% of wine produced must use grapes grown on-site, with language clarified to specify "grown" rather than "produced" to avoid ambiguity.
- This 25% requirement will not apply in the GC zone; a notation will be added to clarify this exemption.
- Hours of operation will be limited to no earlier than 8:00 a.m. and no later than 10:00 p.m.
- Parking requirements will follow existing standards: one space per 100 square feet of retail floor area plus one space per non-resident employee.
- Wine consumption and sales will be limited to products processed on-site or otherwise permitted under a Limited Winery License issued by the Pennsylvania Liquor Control Board (PLCB).
- The Commission agreed to review definitions used by the PLCB and other municipalities to ensure alignment and clarity.

Special Events Ordinance Discussion: The Commission resumed development of the Special Events Ordinance, with the following points discussed:

- Fireworks usage was debated, with members distinguishing between personal and commercial displays. The Commission agreed to research applicable state laws and consider restrictions on commercial-grade pyrotechnics.
- Compliance with ADA, fire code, and land development standards was discussed. Members agreed that these requirements are already covered under existing codes and do not need to be restated in the ordinance.
- Weddings were confirmed to be treated as special events if held for compensation or as part of a venue operation.
- The Commission reaffirmed the need to distinguish between temporary and permanent event venues, with temporary events limited to six per year unless a permanent venue is established.
- Members agreed to draft two versions of the ordinance for comparison—one treating special events as a use by right and one as a special exception—to guide future discussion.

Public Comments: Terri Mallory raised questions about winery licensing and clarified the scope of her Limited Winery License, which permits on-site consumption of Pennsylvania beer and spirits. The Commission agreed to incorporate this allowance into the ordinance language. John Gray expressed concerns about enforcement, consistency, and the need for clear standards. The Commission acknowledged past inconsistencies and emphasized the importance of creating a unified framework for future applicants.

Next Steps:

The Commission agreed to finalize the Winery Ordinance draft and prepare it for review alongside the Special Events Ordinance. No formal motion was made pending completion of both drafts. The ordinances will be reviewed again before submission to the Board of Supervisors and the York County Planning Commission.

Adjournment: At 9:45 PM, Jerry McLaughlin made a motion to adjourn the meeting, which Mike Kosmicki seconded. The motion was unanimously carried.

Respectfully submitted,



Laura A. Vasold
Secretary