

December 11, 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 Samantha Craley-Byerts, Township Secretary Laura Vasold, and several residents.

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.

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

Mike Kosmicki made a motion to approve the minutes of November 13, 2025, as read. Rob Davis seconded the motion. The motion was unanimously carried.

Awards

An award presentation was held to recognize Scott Garvey, Jerry McLaughlin, and Bruce Channell for their dedicated volunteer service as members of the East Hopewell Township Planning Commission. Each honoree received a plaque in appreciation of their contributions to the township.

Winery Ordinance Discussion

The Commission continued its review of the draft Winery Ordinance. Discussion focused on grape-production requirements, timelines for establishing vineyards, and how the 25% on-premises grape requirement would be applied in practice.

Grape Production Requirement:

Members discussed whether the ordinance should specify a timeframe for establishing the minimum 25% grape production on the premises. It was noted that grapevines typically require **three to five years** to mature sufficiently for wine production. Members acknowledged that applicants may need time to establish vines before meeting the 25% requirement.

Temporary Variances:

The solicitor explained that an applicant could request a **temporary variance** from the Zoning Hearing Board to operate at limited capacity while establishing a cultivatable crop. This would be a case-specific determination and not guaranteed.

Operational Limitations:

The Commission clarified that a winery could open its facility before producing its own grapes but **could not sell wine** until meeting ordinance requirements or obtaining relief through the variance process.

County Review:

Members noted that the ordinance remains a draft and will be reviewed by the York County Planning Commission, which may recommend revisions based on comparable winery ordinances in other municipalities.

Following discussion, **Rob Davis made a motion to approve the Winery Ordinance as drafted and forward it to the Board of Supervisors for submission to the York County Planning Commission.**

Sam Georgieff seconded the motion.

The motion was unanimously carried.

Public Comment

Rob Davis announced that public comment would be limited to five minutes per speaker, consistent with practices in neighboring municipalities.

A resident asked whether the existing winery currently operating in the township could continue operations under the new ordinance. The solicitor explained that the zoning officer had previously issued a notice of violation for operating without proper permits. The matter was placed on hold while the Township developed the Winery and Special Events Ordinances. Once adopted, the winery will be required to comply with the new regulations or the Township will proceed with enforcement.

Commission members emphasized that the ordinances were drafted for the benefit of the entire township and were not tailored to any specific property or applicant.

Additional public comments included:

- Questions regarding the applicability of Section 742 (Temporary Events) to “pop-up” venues. Members agreed that the existing provisions were adequate and that no further revisions were needed at this time.
- A resident expressed appreciation for the Commission’s work on the Winery Ordinance and indicated interest in applying for one of the vacant Planning Commission seats.
- General discussion among attendees regarding township governance, meeting procedures, and community involvement.

Adjournment

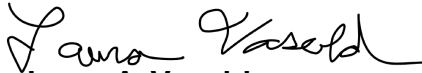
At the conclusion of public comment, **Rob Davis made a motion to adjourn the meeting.**

Jerry McLaughlin seconded the motion.

The motion was unanimously carried.

The meeting adjourned at approximately 9:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Laura Vasold". The signature is written in a cursive, flowing style.

Laura A. Vasold

Secretary