

**EAST HOPEWELL TOWNSHIP
YORK COUNTY, PA
PLANNING COMMISSION
REGULAR MEETING
MINUTES FOR MAY 14, 2026
EAST HOPEWELL TOWNSHIP MEETING ROOM
7:00 P.M.**

Call to Order and Attendance

The East Hopewell Township Planning Commission held its regular meeting at the Municipal Building at 7:00 p.m.

Members present were Rob Davis (Chair), Dan Fowler (Vice Chair), Sharon Dorn, Sam Georgieff, and Ed Cockey.

Also attending were solicitors Samantha Craley-Byerts and Mike Craley, Township Secretary Laura Vasold, Josh Meyer (Shaw Survey), John Marsteller, Mike Kosmicki, Todd Warner, Terri Mallory, and John Gray.

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 Dan Fowler, seconded by Ed Cockey, to approve the agenda. Motion carried unanimously.

Approve Minutes

A motion was made by Sam Georgieff, seconded by Dan Fowler, to approve the minutes of the April 9, 2026 meeting. Motion carried unanimously.

New Business

Marsteller Estate Subdivision – Plan Review

Surveyor Josh Myers of Shaw Surveying presented the Final Subdivision Plan for the Marsteller Estate, involving multiple preserved agricultural parcels located in East Hopewell Township and Fawn Township. The subdivision proposes lot line adjustments only, with no new development, and is intended to reorganize several large tracts into two preserved agricultural farm units consistent with the York County Agricultural Land Preservation Board's (YCALPB) preliminary approval.

Purpose of the Subdivision

The plan reorganizes the following parcels:

- Lot 1C (88.26 acres) → to be added to Lot 6 (Rineholt)
- Lots 1D, 1E, 1F (109.92 acres total) → to be added to Lot 1B (Marsteller Estate)
- Lot 1A remains with the larger Marsteller farm unit per YCALPB requirements

YCALPB preliminary approval (Jan. 23, 2026) requires the subdivision to result in:

- 98.91-acre farm unit, and
- 269.32-acre farm unit

YCALPB emphasized that approval is preliminary only and that formal approval from both YCALPB and the PA Department of Agriculture is required before municipal approval.

Development Rights and Quota

The revised plan (REV1) shows:

- 0 acres of development area used
- No dwelling rights consumed

Remaining dwelling rights:

- Parcel CL26 (Marsteller): 18 remaining
- Parcel CM7 (Rineholt): 0 remaining

The Commission noted that the subdivision does not create new building lots and does not alter development rights.

Major Issues Identified

The Commission reviewed the YCPC review letter, Holley & Associates engineering review, and the Township's SALDO and Zoning Ordinance. The following issues were discussed in detail:

1. Contiguity Issue – SALDO §307.A.1 (Critical Issue)

YCPC and Holley both identified that:

- Lot 1D does not touch Lot 1B, the parcel it is proposed to be combined with
- Lot 6 lies between them

YCPC:

"These lots are not contiguous, as Lot 6 is located between these two lots."

Holley:

"Lot is not contiguous to the remaining tract of land."

Implication: Lot 1D cannot legally function as an add-on lot under the SALDO.

Discussion: The applicant explained that the configuration reflects equal distribution among heirs and that altering the configuration would disrupt the estate's agreed-upon division of farmland and woodland.

The Commission determined that a waiver of the contiguity requirement is required for the plan to proceed.

2. Agricultural Viability – 20-Acre Minimum Standard

Holley & Associates noted:

- Lot 1D = 13.14 acres
- Agricultural preservation standards require 20 acres for viable agricultural units

Holley:

"20 acres is required to preserve parcels of land in agricultural viable units."

Implication: Lot 1D may not meet agricultural preservation intent.

Commission Discussion: Because the land remains preserved and no new development is proposed, the Commission agreed the issue does not prevent approval but must be acknowledged.

3. Development Quota / Maximum Area Remaining

Holley calculated:

- Remaining maximum area permitted to be subdivided: 6.18 acres
- Lot 1D area: 13.14 acres

Holley:

“Clearly a divided lot.”

Implication: Lot 1D exceeds the remaining allowable subdivision acreage.

Commission Discussion: The Solicitor noted that because the land is preserved and no new development is proposed, the development quota does not prevent approval, but a note must be added stating that future determinations of dwelling rights must be made at the time of any future subdivision.

4. Right-of-Way / Cartway Width – SALDO §806.B

YCPC and Holley noted that Blue Ball Road may not meet required width standards.

The applicant requested a waiver from requiring:

- Additional cartway width
- Additional right-of-way dedication

Commission Discussion: Members agreed that because no development is proposed and the road is a PennDOT facility, dedication is not required.

The Commission agreed to recommend approval of the waiver.

5. Monumentation – SALDO §909.A.1.a

The applicant requested a waiver from setting monuments along the creek due to steep slopes and physical constraints.

All other corners will be set.

The Commission agreed to recommend approval of the waiver.

6. Required Plan Corrections (YCPC & Holley)

The Commission reviewed all required corrections, including:

- Correct zoning table to reference maximum lot coverage, not building coverage
- Show 100-year floodplain (Zone A), wetlands, wooded areas, and electric transmission lines
- Correct UPI numbers, parcel numbers, and deed references
- Correct adjoiners “V,” “W,” and “X”
- Label septic system for Lot 6
- Correct Fawn Township zoning district to Conservation (Cv)
- Update add-on lot notes to list correct owners and acreages
- Add note requiring new legal descriptions and deeds for all affected parcels
- Add note referencing YCALPB approval requirement

The applicant confirmed all corrections will be made.

7. Agricultural Preservation Requirements

YCPC and Holley both emphasized:

- The entire tract is under a York County Agricultural Land Preservation Easement
- Final approval from YCALPB and the PA Department of Agriculture is required before municipal approval

YCPC:

“The Township Board of Supervisors should not proceed with final approval unless documentation of approval... is provided.”

Planning Commission Action

After completing review of all comments and confirming the applicant’s intent to revise the plan accordingly, the Commission took action.

A motion was made by Dan Fowler, seconded by Sharon Dorn, to:

1. Recommend approval of the following waivers:

- SALDO §307.A.1 – Contiguity
- SALDO §501.A.1.a(iii) & §601.A.1.a(iii) – Plan scale
- SALDO §806.B – Roadway width / right-of-way dedication
- SALDO §909.A.1.a – Monumentation along creek

2. Recommend conditional approval of the Final Subdivision Plan, subject to:

- All YCPC comments being addressed
- All Holley & Associates comments being addressed
- Final YCALPB approval
- All plan corrections being completed
- Addition of a note requiring future determination of dwelling rights
- Preparation and recording of new legal descriptions and deeds

Motion carried unanimously.

OLD BUSINESS

Special Events Ordinance – Update

The Special Events Ordinance remains under review by the York County Planning Commission (YCPC). The Township is awaiting confirmation on whether the ordinance will appear on the May or June YCPC meeting agenda. No additional revisions were requested by YCPC at this time. The Commission noted that once YCPC completes its review, the ordinance will return to the Planning Commission and Board of Supervisors for final action.

Winery Ordinance – Update

The Winery Ordinance is also still under YCPC review. The Commission discussed that YCPC has been processing multiple municipal ordinance submissions, and the Township is waiting for YCPC’s formal comments. No new issues or revisions were identified since the April meeting. The Commission anticipates reviewing YCPC’s comments once received.

Data Center Development Ordinance – Continue Review

The Commission revisited the draft Data Center Development Ordinance and acknowledged the complexity and length of the document. Members agreed that the ordinance requires a section-by-section review, beginning with definitions and core regulatory components.

Discussion included:

- The need to compare the draft with neighboring municipalities' ordinances, including Dover, Franklin, and Codorus Townships.
- The importance of ensuring the ordinance is not exclusionary, while still protecting Township residents from impacts such as noise, heat, and electrical infrastructure demands.
- The need to clarify screening, buffering, and emergency access requirements.
- The desire to avoid "piecemeal" review and instead conduct a structured, sequential analysis.

The Commission agreed to begin formal review at the June meeting, starting immediately after the "whereas" clauses and working through the ordinance in order.

Housing & Accommodations – Short-Term Rentals, AirBnB, and Hardship Housing

The Commission received sample ordinances but did not complete a substantive review. Members noted that:

- Short-term rentals raise questions about occupancy limits, parking, septic capacity, and enforcement.
- Hardship housing requires clear definitions and time-limited approvals to avoid becoming de facto permanent dwellings.
- Several municipalities are currently revising their own STR ordinances, and the Commission expressed interest in reviewing those examples before proceeding.

The Commission agreed to table the discussion until additional sample ordinances and regional guidance are available.

Stormwater Management Ordinance Review - Update

Chairman Rob Davis reported that the Township's existing stormwater ordinance is significantly outdated and inconsistent with current Pennsylvania Stormwater Management Manual standards.

Key points from discussion:

- Large portions of the ordinance are obsolete and require complete replacement rather than amendment.
- Updated rainfall intensity data and regional stormwater standards must be incorporated.
- The Commission debated whether to wait for the state's updated stormwater manual, which is currently under development, or proceed with a Township-level rewrite.
- The Solicitor will review potential model ordinances and advise on whether a full replacement is preferable.

The Commission agreed that the ordinance will require substantial modernization and will continue review at future meetings.

Intergovernmental Coordination – Solicitor Update

The Solicitor reported that outreach to neighboring municipalities—North Hopewell Township and Crossroads Borough—has occurred, but no formal interest has been expressed in joint planning or shared commercial zoning initiatives.

Informal feedback indicates:

- Neighboring municipalities are not currently seeking to expand commercial zoning.
- There is limited interest in coordinated economic development at this time.
- Future discussions may be possible if regional conditions change.

The Commission agreed to keep the topic open but acknowledged that no immediate action is expected.

Ordinance Modernization – Consolidating Zoning Ordinance

The Secretary reported significant progress in identifying and organizing historic Township ordinances. Findings include:

- Several stand-alone ordinances exist outside the zoning book, including:
 - Floodplain ordinance
 - Holding tank ordinance
 - Well and water source ordinance
 - Sludge land-application ordinance
- The Township's signed ordinance book is incomplete, and several amendments must be located, scanned, and incorporated.
- The 2015 zoning ordinance update still has no located signed copy, though earlier ordinances are available.

The Commission discussed the long-term need for codification, noting that:

- A consolidated, searchable ordinance book would improve public access and administrative efficiency.
- The Township may consider adopting an e-code platform in the future.

The Secretary will continue compiling and digitizing ordinance materials.

Set Agenda for Next Meeting

The Commission agreed to include:

- Solicitor's Report
- Data Center Ordinance
- Housing & Accommodations
- Stormwater Management Ordinance
- Ordinance Modernization

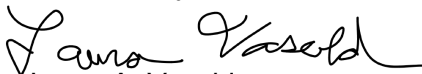
Public Comment

No public comments were offered.

Adjournment

A motion was made by Sharon Dorn, seconded by Ed Cockey, to adjourn the meeting. Motion carried unanimously. The meeting adjourned at approximately 8:36 p.m.

Respectfully submitted,


 Laura A. Vasold
 Secretary