

**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF February 12th, 2026**

The Planning Commission meeting was called to order at 6:00 p.m. by Vice Chair John Kokiko, followed immediately by the Pledge of Allegiance. Planning Commission members present were John Kokiko, Robert Searer, Rick Cooper, and Mike Shillott. Township staff present were Township Manager Corina Mann, Zoning Officer Jason Test, and Code Compliance Field Coordinator Shane Coolbaugh.

Approval of Minutes

The minutes from the January 22, 2026 meeting were approved pending revisions, with Mr. Shillott making the motion and Mr. Cooper seconding. All members present voted in favor.

New Business - Conditional Use Application Z-2026-03

The meeting proceeded to New Business with Conditional Use Application Z-2026-03 for 760 Grand Manor Drive. The applicants, Jesse Smeltzer and Erin Smeltzer, intend to operate a home hair studio at the property. Mr. Shillott inquired about the hours of operation. The applicants stated they plan to operate Tuesday through Friday from 9:00 a.m. to 6:00 p.m., with occasional Monday appointments. Parking was discussed, and it is expected that no more than two additional vehicles would be present at any one time due to possible overlap between the current client and the next appointment. The studio will consist of a single-chair setup in a 14-by-14-foot room. Mr. Shillott made a motion to approve the application, and Mr. Cooper seconded. All members present voted in favor.

Old Business – Data Center Ordinance

The meeting then moved to Old Business, continuing discussion of the drafted Data Center ordinance. Before discussion began, Mr. Shillott referenced recent news articles relevant to the topic, noting that PA HB 1834 proposes requiring large-load users to pay for electric grid upgrades and related infrastructure.

The Commission reviewed the revisions, and the discussion consisted primarily of clarifications. Mr. Searer asked whether the standard set in Section 5.a.3.b is consistent with standards in other ordinances. Mr. Hale asked whether testing must continue for four hours, and Mr. Shillott confirmed that it must. Mr. Hale also asked whether there is a specific sound threshold requirement. Mr. Test explained that the 65-decibel limit was referenced only in the Lavender Acres decision and is not a blanket policy or codified ordinance; therefore, it must be explicitly stated in decisions to be enforceable.

Mr. Kokiko inquired whether a stricter state or federal law would supersede this ordinance, to which Zoning Officer Test clarified that it would. At the conclusion of the review, Mr. Shillott

asked whether the Commission should vote on it. Township Manager Corina Mann clarified the process, explaining that the draft should be sent to members not in attendance for review before proceeding to review and a vote by the Board of Supervisors, and then submission to the York County Planning Commission. Mr. Shillott made a motion to forward the ordinance to the Board of Supervisors for review, Mr. Kokiko seconded, and all members present voted in favor.

Ongoing Business

Discussion then turned to ongoing business for future meetings, particularly the burn ordinance currently being drafted with input from the Environmental Advisory Council. An April meeting was discussed as a possible opportunity to have all interested parties present. Mr. Kokio suggested that RA property owners should be involved at this stage to help avoid conflicts later in the process. Township Manager Corina Mann reported that she provided the draft to the Board of Supervisors, and the Fire Chief expressed concern that the ordinance, as written, may be unenforceable. He noted that it relies too heavily on subjective complaints and could lead to disputes between neighbors without clear guidelines to help mediate those complaints. Following the Board of Supervisors' review, it will be determined whether the draft will be released to the public for comment.

Mr. Searer inquired about progress on the Comprehensive Plan. Township Manager Corina Mann reported that the committee has reviewed existing conditions maps for all three municipalities and portions of the existing conditions narrative. A meeting with Ben Warner is scheduled for February 25, 2026, at which time the future land use map will be discussed in greater detail. The steering committee will be responsible for helping explain the Comprehensive Plan to the general public. It was noted that it will be approximately four months before a draft copy is ready for public distribution. The intent is for this Comprehensive Plan to be more practical and implementable than prior versions.

Mr. Shillott made a motion to adjourn. Mr. Searer seconded the motion. The meeting adjourned at 7:00 p.m.

The next Planning Commission meeting is scheduled for February 26, 2026.

Respectfully submitted,



Jason Test, Zoning Officer