

**HELLAM TOWNSHIP
BOARD OF SUPERVISORS' MEETING
MINUTES OF February 5, 2026**

The Hellam Township Board of Supervisors meeting was called to order at 6:01 p.m. by Chairman David Cox who led the Pledge of Allegiance. Other Supervisors present were Duane Ness and Michael Shillott. Also present were Corina Mann, Manager; Brad Leber, Solicitor; Chad Peters, Township Engineer, Jason Test, Zoning Officer; and Sarah Smith, Assistant to the Township Manager.

Supervisor Mark Myers attended via Zoom.

Chairman Cox announced there was an executive session held before the meeting to discuss legal matters.

Agency, Departmental & Committee Reports

None

Act of Kindness Presentation

Mr. Phil Carpenter presented briefly to the Board on the project he working on called 1 Act of Kindness. His plan is to build a home for the Kostenbauder family for free. Mr. Carpenter said the Kostenbauders' current home is from the 1800s and in a state of disrepair, and asked the Board if they would consider waiving the \$35,000 bond for the stormwater permit. He has already raised \$65,000 out of a goal of \$100,000 to pay off the current mortgage and will continue collecting for the new build.

Speaking on behalf of the Board, Solicitor Leber presented a compromise to Mr. Carpenter, where the Township will waive the stormwater bond if a mortgage for the new house is drafted and agreed upon by the Kostenbauder family—there would be no financial commitment, just a security guarantee, and the recorded mortgage would be released once the house is completed. Mr. Carpenter agreed and said he would have to ask the Kostenbauders for their approval, but felt it would not be an issue.

There was also discussion of an agreement for the demolition of the current structure within 60 days of the new structure being completed. Mr. Carpenter stated he didn't feel that would be an issue with the family either. Solicitor Leber will work on the documents and send them to Ms. Mann to distribute.

Public Hearing w/Steno

A. Z-2025-11: 4974 Lees Lane: Conditional Use for Warehouse: KK-40

Before the hearing began, Attorney Kluck requested a motion be made to exclude Supervisor Shillott from the hearing due to his previous involvement with the project as a member of the Planning Commission.

Attorney Kluck then made a second motion to strike opinion testimony from the record from all three witnesses during the previous hearing on October 2, 2025. Supervisor Shillott made a motion not to accept Attorney Kluck's motions, and Supervisor Myers seconded. Motion carried 4-0. Attorney Kluck requested a continuous lodge of his motion be made.

During the public hearing there were 24 persons that spoke, some residents and others from other communities. Most in opposition and raised a wide range of concerns regarding the proposed

warehouse project. Some concerns raised were: 1. Traffic & Road Safety; 2. Fumes and Pollution from Truck Idling; 3. Environmental Impact; 4. Impact on Wildlife; and 5. Compatibility with Horn Farm Center.

The hearing concluded with a continuance scheduled for the date of March 5, 2026.

After the public hearing, Supervisor Myers exited the meeting. A brief recess was held from 7:23-7:30 p.m before the meeting resumed.

Communications from Citizens

None

Planning and Zoning

A. Financial Security Release: 4618 Ore Bank Rd. – Derrick & Jessica Lively

Upon a motion from Supervisor Shillott, seconded by Supervisor Ness, the security of \$39,480.32 was released in full with a balance of \$0 to remain. Motion carried 3-0.

Planning Commission

None

Minutes Approval

Upon a motion by Supervisor Shillott, seconded by Supervisor Ness, the meeting minutes from January 15th, 2026 were approved with one change. Motion carried 3 – 0.

Financial Reports

A. Disbursements List – February 5th, 2026 - Upon a motion by Supervisor Shillott, seconded by Chairman Cox, the disbursements list for February 5th, in the amount of \$55,742.06 from the Members 1st General Fund, and \$5,397.11 from the Escrow Fund, was approved. Motion carried 3 - 0.

Manager & Solicitor Reports

Township Manager, Corina Mann:

- The Environmental Advisory Council has a draft of the burn ordinance with comments from Chief Strittmatter of Hellam Fire Company. Ms. Mann asked the Board to review the comments along with the ordinance to decide whether to advance the ordinance to the Planning Commission or send back to the EAC for further evaluation for the next meeting.
- The police Code of Conduct, General Order 1.8.1, and job descriptions are ready for review and approval. They have been vetted by the labor attorney as well as the Board and the Police Association; review is still pending regarding job descriptions.
- Hellam Township was awarded \$155,356 from the Growing Greener Grant to advance with the Kreutz Creek Watershed project. Mike, Corina and Eric Lyons have a meeting with a representative from the Department of Environmental Protection scheduled for February 9th to gather information about what was funded and how to proceed.
- The Wrightsville Firemen's Relief Association Auditor General Audit for the period of January 1st, 2022 to December 31st, 2024 was provided.

- Chad Peters, C.S. Davidson sent an appreciation letter thanking the Board for his reappointment as Township Engineer.

Solicitor:

- Judge Christopher A. Ferro has released a vacancy petition order for the vacant supervisor position. The petition sets a hearing date of April 21st, 2026 at 10 am in court room #7003 of the York County Judicial Center, located at 45 N. George Street, York, PA. Interested applicants should send their resumes directly to Judge Ferro by April 6th, 2026. The Township is to post the petition in three places publicly; on the website, once in the newspaper, at least thirty days before the deadline, and at the Hellam Township Municipal Building.

Communications from Supervisors

Supervisor Shillott stated the most recent draft data center ordinance has been sent to the Planning Commission by Mr. Test. Supervisor Shillott is meeting with Manager Mann on the 9th to review the solar ordinance and decide whether the ordinance needs to go back to the York County Planning Commission or may be advertised for adoption.

Chairman Cox is working with the Recreation Authority on their annual budget. They recently found out they are required to do an annual audit. It was asked of all and approved earlier to do an audit every other year however, that is not acceptable to DCED.

Old Business

None

New Business

A. Lower Windsor/Hellam Township Boundary Clarification Agreement

Upon a motion from Supervisor Shillott, seconded by Supervisor Ness, the Lower Windsor/Hellam Township Boundary Clarification Agreement was approved. Motion carried 3-0.

The next Board of Supervisors meeting will be on February 19th, 2026 at 6:00 p.m.

Chairman Shillott made a motion to adjourn. Supervisor Ness seconded the motion. Motion carried 3 – 0.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,



Corina L. Mann
Secretary