

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

The Hellam Township Board of Supervisors meeting was called to order at 6:03 p.m. by Chairman David Cox who led the Pledge of Allegiance. Other Supervisors present were: Duane Ness and Michael Shillott. Also present were 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

Public Hearing w/Steno

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

Before the decision was deliberated, the Board addressed Attorney Kluck's open motion to disqualify Supervisor Shillott from the case due to his previous involvement as a member of the Planning Commission.

Solicitor Leber stated that he is not aware of provisions in any code that prevents Supervisor Shillott from taking part in the decision simply for being a member of the Planning Commission.

Upon a motion by Supervisor Myers, seconded by Chairman Cox, Supervisor Shillott was retained for the decision for 4974 Lees Lane. Motion carried 4 – 0.

Upon a motion by Supervisor Ness, who stated the applicant met the criteria described in section 87 of Township Code, seconded by Supervisor Shillott (contingent on the applicant meeting a list of conditions itemized by Supervisor Shillott) Z-2025-11 Lees Lane was approved. Motion carried 3-1, with Supervisor Myers dissenting, raising concerns about warehouse air pollution.

The hearing concluded.

A brief recess was held from 6:35-6:40 p.m before the second hearing.

B. Z-2026-03: 760 Grand Manor Drive: Conditional Use for In-Home Hair Salon: 31-03-12

The applicants, the Smeltzers, presented their case to the Board. Mr. Gene Camacha presented a list of concerns on the neighboring road, where he resides, which were not relevant to the case.

Upon a motion from Supervisor Shillott, seconded by Supervisor Ness, Z-2026-03 Grand Manor Drive was approved. Motion carried 4 – 0.

Communications from Citizens

Phyllis Koster, resident – Ms. Koster thanked Supervisor Myers for dissenting to the Lees Lane decision, and commended him for looking out for the residents and air quality in Hellam Township. Ms. Koster stated that York County has an 'F' in particulate matter from the American Lung Association, and emphasized the importance of accounting for this in decisions.

Tony Myers – Mr. Myers thanked the Board for their due diligence in protecting the Township, citing the list of conditions presented by Supervisor Shillott in approving the application for Lees Lane.

Carla Monticchio, resident – Ms. Monticchio inquired as to what records she needed to be aware of for future decisions made regarding Lavender Acres. She cited her research on the county prothonotary website, but asked Solicitor Leber what else she should be aware of. Solicitor Leber responded that the two records Ms. Monticchio cited – township ordinances and then decisions made by the court of common pleas – represent the basis for which hearing decisions are made.

Planning and Zoning

A. Septic Exemption Request: 4627 Ore Bank Rd. – LJ-0065

Upon a motion from Supervisor Shillott, with the condition that the property is inspected before occupancy, seconded by Chairman Cox, the septic exemption request for 4627 Ore Bank Rd was granted. Motion carried 4-0.

Planning Commission

None

Minutes Approval

The minutes from the February 19th, 2026 meeting were reviewed, with requested edits to be made and approved at the March 19th, 2026 meeting.

Financial Reports

- A. Disbursements List – March 5th, 2026 - Upon a motion by Supervisor Shillott, seconded by Chairman Cox, the disbursements list for March 5th, in the amount of \$32,155.83 from the Members 1st General Fund, \$4,538.06 from the State Fund, and \$1,889.99 from the Escrow Fund, was approved. Motion carried 4 - 0.

Manager & Solicitor Reports

- None.

Communications from Supervisors

Supervisor Shillott: Recently attended a stormwater meeting with the Army Corps of Engineers regarding funding and construction on Kreutz Creek. The projected timeline currently is 2028/2029, and a 25% funding commitment is needed from the Township.

Supervisor Shillott also attended a PSATS solar workshop with Tom Murphy. Balcony solar is an emerging technology, and they reviewed the Township's new solar ordinance. There was a symposium on the future of data centers from Penn Future, and Supervisor Shillott will be attending another symposium at York College, hosted by the York County Economic Alliance and York County Planning Commission.

Old Business

- A. Approval for Advertising: Ordinance 2026-01: Solar Energy
- B. Approval for Advertising: Ordinance 2026-02: Restaurants, Drive-Throughs and Fast Food
- C. Approval for Advertising: Ordinance 2026-03: Lower Windsor/Hellam Township Boundary Clarification

Upon a motion from Supervisor Shillott, seconded by Supervisor Myers, all three ordinances – 2026-01, 2026-02, and 2026-03 – were approved for advertising. Motion carried 4 – 0.

New Business

A. Lancaster Conservancy – Letter of Support for Acquisition of Kinsley Addition

Supervisor Shillott expressed concern for an additional land acquisition from the Conservancy, stating that he wants to ensure there is enough of a tax base in the Township – 20% of Hellam Township is now preserved in state lands.

Mike Leahy, resident, lives near Wizard Ranch. He expressed concern over the Conservancy acquiring more land, stating that much of the land is hazardous terrain that is not upkept, and presents a challenge for emergency services, should they be needed in that region. He cited a past example of emergency services struggling to get through, to which Chairman Cox agreed, as he had been part of that call. Mr. Leahy stated that he pays taxes as a resident for the fire and police departments, not to pay for the additional challenges in getting residents in and out.

Mike Wadsworth suggested trails or some kind of partnership with the Township and the Conservancy. Supervisor Shillott responded that the Township and the Conservancy are working towards that goal currently.

Upon a motion from Supervisor Shillott, seconded by Supervisor Ness, the letter of support for the acquisition was approved. Motion carried 4 – 0.

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

Supervisor Shillott made a motion to adjourn. Chairman Cox adjourned the meeting at 7:35 p.m.

Respectfully submitted,



Corina L. Mann
Secretary