

YORK TOWNSHIP PLANNING COMMISSION

190 Oak Road, Dallastown, PA 17313

Tuesday, August 18, 2026

6:00 p.m.

Chair Jodi Heffner called the meeting to order at 6:00 pm with the following in attendance:

Jodi Heffner, Chair

David Koratich, Member

Raymond Fertig, Vice Chair

Thomas Gross, Member

Albert Granholm, Member

David Freeland, Alternate Member

Lisa Frye, Zoning Officer

Michael Hiras, Township Engineer

Peter Ruth, Solicitor

MINUTES – JULY 21, 2026

On a motion by Albert Granholm, seconded by David Koratich, the minutes of the July 21, 2026, meeting were approved.

MOTION PASSED UNANIMOUSLY

SUBDIVISIONS AND LAND DEVELOPMENT/PLANNING MODULES/REZONING REQUESTS/ORDINANCES

Rezoning portions of approximately 15 acres consisting of portions of two parcels identified as York County Tax Parcel Nos. 54-000-HJ-0260.00-0000 (2731 South Queen Street) 54-000-HJ-0261.00-00000 (2755 South Queen Street) and the entirety of Parcel No. 54-000-HJ-0258.00-00000 (2723 South Queen Street) from Commercial Shopping (CS) District to Residential High Density (RH) District.

The request was represented by Attorney Stacey MacNeal, Barley Snyder and Mark McGuire, Blue Fin Capital

On a motion by Albert Granholm, seconded by Raymond Fertig, the rezoning of approximately 15 acres consisting of portions of two parcels identified as York County Tax Parcel Nos. 54-000-HJ-0260.00-0000 (2731 South Queen Street) 54-000-HJ-0261.00-00000 (2755 South Queen Street) and the entirety of Parcel No. 54-000-HJ-0258.00-00000 (2723 South Queen Street) from Commercial Shopping (CS) District to Residential High Density (RH) District was recommended for approval to the Board of Commissioners.

MOTION PASSED UNANIMOUSLY

P2026-6-1 Yoe Drive Acq Co, LLC Final Subdivision Plan, 110 Yoe Drive

The request was represented by Adam Anderson, James R. Holley Associates

On a motion by David Koratich, seconded by Raymond Fertig, P2026-6-1 Yoe Drive Acq Co, LLC Final Subdivision Plan, 110 Yoe Drive was recommended for approval to the Board of Commissioners.

MOTION PASSED UNANIMOUSLY

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BRIEFING/DISCUSSION ITEMS

P2026-7-1 Millbourne Estate, 1700 Powder Mill Road, and New Fairview Church, 1873 New Fairview Church Road, Final Subdivision Plan

A briefing of the plan was presented by Len Bradley, RGS Associates

LD2026-7-1 Dallastown Area School District Turf Field, 700 New School Lane

A briefing of the plan was presented by Tom Englerth and Micah Paules, Site Design Concepts, Inc.

LD2026-7-2 Ore Valley Elementary School Expansion, 2620 Springwood Road

A briefing of the plan was presented by Tom Englerth and Micah Paules, Site Design Concepts, Inc.

PUBLIC COMMENT

Public Comment was provided by Terry Geesey, 3145 Springwood Road, Donald Snyder, 116 Heather Glen Drive and Maggie Potapchuk, 113 Heather Glen Drive.

ADJOURNMENT

The meeting was adjourned at 6:43 p.m.

REPORTED BY: Lisa Frye, Zoning Officer