

**EAST DONEGAL TOWNSHIP PLANNING COMMISSION**

**April 4, 2013**

Time: 6:30 P.M.\_

Place: Township Building

Attending Members: Engle, Johnstin, Kling, Hess, LaBuda, Guinivan and Brubaker

Township Supervisors: Allen Esbenshade, Dennis Drager and John Murphy

Township Staff: Jeffrey Butler, Township Manager

Other Attendance as attached.\_

The meeting was called to order at 7:00 p.m. by Chairman, Charles Engle

Mr. Engle announced there were three Agenda Items and no Briefing Items on the agenda for this meeting.

**NO PUBLIC COMMENT**

By motion from Mr. Guinivan and seconded by Mr. Johnstin, the March 7, 2013 meeting minutes were approved. Motion carried unanimously.

**AGENDA ITEMS**

**Preliminary Subdivision Plan for Route 441, L.P.** – Michael R. Swank, P.E., Steckbeck Engineering & Surveying, Inc. – Zoned PC – Planned Commercial

Michael R. Swank, P.E., Steckbeck Engineering & Surveying, Inc. was present to discuss this preliminary subdivision plan for 12 commercial lots. The proposed lots are accessed by a single access drive from Route 441.

Mr. Swank acknowledged that the applicant was in receipt of the review comments regarding the Traffic Impact Study submitted for the project. There was discussion regarding the need for the additional turning lanes on Route 441 at the proposed access to the development as recommended in the study. The Planning Commission expressed the concern for safety of stopped traffic turning into the site, without the dedicated turning lane, with the speed of traffic on Route 441 and the number of trucks and large vehicles that utilize the Route 441 corridor.

Mr. Swank inquired how the additional turn lane might impact the request for relief from other roadway frontage improvements. The Planning Commission members

agreed that the frontage improvements (i.e. curbing and sidewalk) should extend to the property line of the lot currently being considered in another Final Plan application for the development.

Mr. Swank indicated that the Township's Traffic Engineer highlighted the Traffic Study's conclusion that the intersection at Route 441 and Route 743, which is currently operating at over capacity, would be worsened by the proposed development. Mr. Swank inquired as to what improvements that Planning Commission might be seeking for the intersection. Mr. Swank did not know the extent the development impacts the intersection or what improvements might be needed to mitigate the impacts.

The Planning Commission agreed that the applicant should provide an explanation of the impact the development would have on the intersection and what improvements would be needed to mitigate the impacts from the development.

There was general discussion regarding the design of the internal street and whether the street would be dedicated. The Planning Commission agreed that the access drive could be dedicated to the Township if designed and constructed to Township street and land development standards.

There was discussion regarding the expiration of time allotted by the Municipalities Planning Code, and extensions granted by the applicant, for consideration and action on this application. The time in which action on the plan must be taken was scheduled to expire prior to the next meeting of the Planning Commission.

**A motion by Mr. Guinivan, seconded by Ms LaBuda, to recommend denial of plan approval of this preliminary plan, based on the outstanding deficiencies of the application, was approved 7-0.**

**Final Subdivision and Land Development Plan for Dollar General** – Michael R. Swank, P.E., Steckbeck Engineering & Surveying, Inc. – Zoned PC – Planned Commercial

Michael R. Swank, P.E., Steckbeck Engineering & Surveying, Inc. was present to discuss this final plan for the creation and development of a single commercial lot. The proposed lot would gain access from a future street connection to Route 441.

Mr. Swank indicated that several modification/waivers have been requested and that he has received the review comments from the Township Engineer.

There was general discussion regarding the need for waiver of the preliminary plan process. It was indicated that if the proposed development of the lot is reflected on the preliminary plan currently in the review process, a waiver would not be necessary if the

final plan is consistent with an approved preliminary plan.

The Planning Commission discussed the waivers associated with the requirement to extend improvements to the furthest extent of the development. These improvements would include the access drive, sidewalks and sewer and water facilities. The Planning Commission agreed that the improvements to, and located within, the access drive could be delayed as requested until additional development occurs on the site. The improvements would be north of the access into the proposed Dollar General Store parking lot. However, the improvements along Route 441 (i.e. curb and sidewalk) should extend to the lot's boundary line.

The Planning Commission reviewed the modifications/waivers regarding internal parking lot curbing related to reveal height, relationship to the proposed internal sidewalk areas and curb locations. The Planning Commission expressed no concerns regarding the requests.

There was discussion regarding the expiration of time allotted by the Municipalities Planning Code, and extensions granted by the applicant, for consideration and action on this application. The time in which action on the plan must be taken was scheduled to expire prior to the next meeting of the Planning Commission.

**A motion by Mr. Guinivan, seconded by Ms LaBuda, to recommend denial of plan approval of this final plan, based on the outstanding deficiencies of the application, was approved 7-0.**

**Final Subdivision Plan for Gerald L. and Joanne L. Hess** –Joe Eisenhauer, Light-Heigel Associates, Inc. – Zoned A – Agricultural

Joe Eisenhauer was present to discuss this final subdivision plan that proposes the creation of a 10.127 acre tract from an existing 54 acre tract located on the southeast corner of Donegal Springs Road and Kraybill Church Road.

Mr. Eisenhauer indicated that he was in receipt of the Township Plan Review Report. He reviewed the modification/waivers requested. The Planning Commission expressed no concerns regarding the requests.

Mr. Kirsch indicated that the proposed access easement through the proposed 10 acre is the location of an existing drive on the property.

**A motion by Ms LaBuda, seconded by Mr. Kling, to recommend approval of this final plan and grant the modifications/waivers as requested, was approved 7-0.**

**BRIEFING ITEMS**

**NONE**

**OTHER BUSINESS**

**NONE**

Mr. Johnstin made a motion to adjourn the meeting at 8:12 p.m. Seconded by Mr. Guinivan.  
Motion carried unanimously.

Respectfully Submitted,  
Jeffrey L. Butler, Township Manager

THE NEXT MEETING OF THE PLANNING COMMISSION  
WILL BE HELD MAY 2, 2013 AT 6:30 P.M.