

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

August 1, 2013

Time: 6:30 P.M._

Place: Township Building

Attending Members: Engle, Guinivan, Kling, Hess, Johnstin, LaBuda 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 four Agenda Items and no Briefing Items on the agenda for this meeting.

NO PUBLIC COMMENT

None.

AGENDA ITEMS

Final Subdivision Plan for CLL Properties – Tom Matteson, Diehm & Sons, Inc. – Zoned AG – Agricultural

Tom Matteson was present to discuss this final subdivision plan that creates an approximately 2 acre residential lot from an existing lot approximately 54 acres in size. Approximately 33 acres of the parent tract is located within East Donegal Township. The balance of the parent tract is located in West Donegal Township. The residential lot to be created is located in East Donegal Township.

Mr. Matteson briefly explained the proposed Agreement to defer the completion of the property frontage roadway improvements. The recorded Agreement would put future property owners on notice regarding the obligation to complete the deferred improvements should the Township undertake a roadway improvement project.

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

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 and Gary Grossman, project developer, were 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 indicated that the Township Engineer review comments have been addressed.

A motion by Mr. Guinivan, seconded by Mr. Kling, to recommend approval of this preliminary plan 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 the Township Engineer review comments have been addressed with the exception of actions needed from other agencies.

A motion by Mr. Guinivan, seconded by Mr. Brubaker, to recommend approval of this final plan and grant the modification/waivers as requested, was approved 7-0.

Final Subdivision Plan for Burma Road Associates, LLC– Todd Smeigh, D.C. Gohn Associates, Inc. – Zoned I – Industrial

No one was present to discuss this plan.

No action was taken.

BRIEFING ITEMS

NONE

OTHER BUSINESS

The Planning Commission briefly discussed the ongoing update to the Township's

Stormwater Management regulations. It was indicated that Lancaster County has proposed a revision to the model ordinance to eliminate the need for the small projects (less than 1,000 square feet of impervious surface) to address stormwater regulations. The revision has been sent to the Pennsylvania Department of Environmental Protection (PADEP) for review and approval. The change cannot be made until approved by PADEP.

The meeting ended at 7:08 p.m.

Respectfully Submitted,
Jeffrey L. Butler, Township Manager

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE HELD SEPTEMBER 5, 2013 AT 6:30 P.M.