

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

June 6, 2013

Time: 6:30 P.M._

Place: Township Building

Attending Members: Engle, 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 two Agenda Items and two Briefing Items on the agenda for this meeting.

NO PUBLIC COMMENT

By motion from Mr. Guinivan and seconded by Mr. Hess, the April 4, 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. and Mark Henise, ELA Group, Inc. 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. Henise addressed the findings of the Traffic Impact Study regarding the intersection of Route 441 and Route 743. He indicated that the development would warrant the construction of a westbound right-turn lane on Route 441. He also indicated that the initial development of the project site with the proposed single retail use does not warrant the construction of the additional turning lane at the Route 441/Route 743 intersection. Based on the variety of potential uses, and size of uses, within the 12 lot subdivision, Mr. Henise could not identify when the additional lane would be needed.

There was discussion regarding the timing of completing the improvement to the intersection. The applicant was to provide a suggested timing mechanism for

consideration of the Planning Commission. The alternatives briefly discussed included; tying the improvement to a specific number of lots granted final plan approval (i.e. the third lot granted approval would require the improvement to be completed at the intersection), or tying the improvement to the results of Traffic Impact Studies performed with the filing of each final plan.

Mr. Swank indicated that the Traffic Impact Study was being revised and would be submitted with a suggested approach to the timing of the Route 441/Route 743 intersection improvements.

No action was taken.

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 an extension of time to the timeframe in which the Township must take action on the plan application has been provided to the Township Board of Supervisors for consideration.

No action was taken.

BRIEFING ITEMS

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

No one was present to discuss this plan application.

No action was taken.

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

Todd Smeigh, P.E., D.C. Gohn Associates, Inc. was present to discuss this final plan for the creation of a single new industrially-zoned lot and add-on to an existing industrial lot.

Mr. Smeigh explained that approximately 59 acres are to be subdivided from an existing

180 acre tract. Twenty-three acres of the area subdivided are to be added to an adjacent lot and a new 36 acre tract is to be created.

There was discussion regarding the existing access provided from Route 441 and the potential need to improve the current configuration that utilizes a long private access easement and driveway. The suggestion of aligning the access drive to the new and existing lot with the commercial development being proposed on the opposing side of Route 441 was discussed as an approach to improve access.

No action was taken.

OTHER BUSINESS

NONE

Mr. Brubaker made a motion to adjourn the meeting at 7:17 p.m. Seconded by Mr. Kling. Motion carried unanimously.

Respectfully Submitted,
Jeffrey L. Butler, Township Manager

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