

**EAST DONEGAL TOWNSHIP PLANNING COMMISSION**

**MARCH 7, 2013**

Time: 6:30 P.M.\_

Place: Township Building

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

Township Supervisors: Allen Esbensshade, Dennis Drager and John Murphy

Township Staff: None

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 one Briefing Item on the agenda for this meeting.

**NO PUBLIC COMMENT**

By motion from Mr. Johnson and seconded by Mr. Brubaker, the February 7, 2012 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., Mark Henise, ELA Group 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 stated that a Traffic Impact Study was prepared and submitted to PennDOT for review and comments. He indicated that review comments have been received from PennDOT but not yet from the Township.

Mr. Swank indicated that the Study concluded that the intersection at Route 441 and Route 743, which is currently operating at over capacity, would be worsened by the proposed development.

Mr. Grossman stated that PennDOT is demanding more than he, as developer of the

project, is willing to do. The intersection has been deficient for over 20 years. Improving the intersection is not part of his program and won't be done.

Mr. Henise indicated that the southbound Route 743 approach is overcapacity, but did not indicate what improvements would be needed to the intersection.

Mr. Swank indicated that traffic issues are the most significant items remaining and have worked through other plan issues.

There was general discussion regarding the design of the internal street and whether the street would be dedicated. Mr. Grossman is unsure whether the sewer and water lines that would be located within a private access drive would be dedicated to the appropriate authorities.

**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 this plan is in a holding pattern until the preliminary plan is approved.

Mr. Swank indicated that additional modification/waivers would be needed based on the review comments from the Township Engineer.

Mr. Engle indicated that a letter regarding the additional requests was not submitted prior to the meeting.

There was general discussion regarding stormwater management for this plan. Mr. Swank indicated that an overall stormwater management plan would be submitted as part of the Route 441, L.P. preliminary plan, but would be constructed and implemented on a project-by-project basis.

Mr. Swank reviewed the request for waiver of the preliminary plan for this project. He then discussed the requests that limit the extent of the access drive improvements, and the extent of sewer and water improvements. He explained the request for modification of the curb height within the proposed commercial lot and the elimination of curb in an area of the parking lot to accommodate stormwater flow.

Mr. Grossman indicated that the modifications reflect the standards of the national retailer proposed for the site and the retailers are not receptive to deviating from those standards.

**No action was taken.**

**Final Subdivision Plan for Donald R. and Carole A. Richards** – Todd Smeigh, PE, D.C. Gohn Associates, Inc. – Zoned PC – Planned Commercial

Mr. Smeigh was present to discuss this final subdivision plan that proposes to transfer ownership of a tract of land approximately 2,517.20 square feet in area. It's proposed that the tract will be subdivided from an existing 32,441.75 square foot residential lot (Lot 2) and added to an existing 33,189.02 square foot residential lot (Lot 1). As a result, the lots size of Lot 1 would equal 35,706.22 square feet, and Lot 2 would be equal 29,924.55 square feet.

Mr. Smeigh indicated that all the review comments have been addressed and the new deed descriptions have been prepared and reviewed.

**A motion by Mr. Brubaker, seconded by Mr. Guinivan, to recommend approval of this final plan and grant the modification/waivers as requested, was approved 5-0.**

**Final Subdivision Plan for James F. Houseal and Frances R. Houseal**– Todd E. Smeigh, PE, D.C. Gohn Associates, Inc. – Zoned PC – Planned Commercial

Mr. Smeigh was present to discuss this final subdivision plan that proposes to reconfigure the lot lines of three existing lots. As a result of the land transfers, the three lots will all be approximately 1.06 acres in area and the remaining lands of James F. and Frances R. Houseal will total approximately 25.37 acres.

Mr. Smeigh indicated that all the review comments have been addressed. The deeds for the new lot descriptions and the right-of-way to be dedicated to the Township are being prepared and would be recorded.

**A motion by Mr. Johnstin, seconded by Mr. Guinivan, to recommend approval of this final plan and grant the modification/waivers as requested, was approved 5-0.**

**BRIEFING ITEMS**

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

Darryl Kirsch 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. Kirsch indicated that he was in receipt of the Township Plan Review Report. He stated that none of the comments pose an issue to address, however, there may be additional modification/waivers requested.

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

**No action was taken.**

**OTHER BUSINESS**

Mr. Guinivan made a motion to adjourn the meeting at 7:30 p.m. Seconded by Mr. Brubaker. Motion carried unanimously.

Respectfully Submitted,  
Jeffrey L. Butler, Township Manager

THE NEXT MEETING OF THE PLANNING COMMISSION  
WILL BE HELD APRIL 7, 2013 AT 6:30 P.M.