

DRAFT

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

November 7, 2013

Time: 6:30 P.M._

Place: Township Building

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

NO PUBLIC COMMENT

By motion from Mr. Kling and seconded by Mr. Hess, the October 3, 2013 meeting minutes were approved. Motion carried unanimously with Mr. Guinivan and Ms. LaBuda abstaining.

AGENDA ITEMS

Final Land Development and Lot Add-on Plan for Mount Joy Borough Authority – Mark Harman, Arro Engineering & Environmental Consultants. – Zoned A - Agricultural

Mark Harman was present to discuss this final lot add-on subdivision and land development plan that allows for the replacement of an existing sewage pump station owned by the Mount Joy Borough Authority. The existing pump station is located on the south side of Donegal Springs Road in the area between Union School Road and Musser Road.

Mr. Harman briefly explained the proposed improvements to the site. The lot on which the pump station is located is proposed to be enlarged through the addition of approximately 0.3 acres of land from the adjacent property. The Planning Commission reviewed the letter from the Township Engineer, dated November 5, 2013 and the applicant's response dated November 6, 2013.

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

BRIEFING ITEMS

NONE

OTHER BUSINESS

Chris McCurdy, Honeysuckle Drive, was present to inquire about the potential development of vacant land located to the north of the Castleton development. The land is currently owned by Donald Hess and is zoned Residential R-5. The nine acre tract was subdivided prior to the submittal of the Castleton development.

Ms. McCurdy expressed her concern over the potential high-density development that could occur. She was aware of an application for funding assistance to develop the site for apartment units. Her specific concerns were the potential loss in property values, the amount of vehicle traffic that could be generated and the stormwater runoff from development.

Planning Commission members stated that no development proposal for the property has been submitted for review. Any development that would be proposed would be required to meet all the Township ordinances. Members suggested that Ms. McCurdy follow-up occasionally with Township staff to determine if a development proposal is submitted in the future.

The meeting ended at 7:05 p.m. on a motion by Ms. LaBuda, seconded by Mr. Hess.

Respectfully Submitted,
Jeffrey L. Butler, Township Manager

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