

**EAST DONEGAL TOWNSHIP PLANNING COMMISSION**

**FEBRUARY 6, 2014**

Time: 6:30 P.M.\_

Place: Township Building

Attending Members: Engle, Guinivan, LaBuda, Kling, 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. Guinivan and seconded by Ms. LaBuda, the January 9, 2014 meeting minutes were approved. Motion carried unanimously.

**AGENDA ITEMS**

1. **Final Subdivision Plan for The Reserve at Union School, Phase III** – William Swiernik, David Miller/Associates, Inc. – Zoned R1 – Low Density Residential

Mr. William Sweirnik and Mr. Frank Provanzo, project developer, were present to discuss this application for final subdivision plan to create 33 single family residential lots. This plan represents the last phase of the Reserve at Union School development.

Mr. Sweirnik indicated that the applicant received the plan review letter dated January 28, 2014 from D.C Gohn Associates, Inc. He discussed the review comment regarding the need for a turn-around at the dead end of Jasmine Avenue. It was agreed that due to the proximity of an intersection to the dead-end, a temporary turn-around consisting of additional paving and easements would not be needed. The applicant will provide a barrier at the terminus of Jasmine Drive.

There was brief discussion regarding any plan notes or deed notes relative to the lots being located adjacent to active agricultural operations and the potential impacts the agricultural uses may have. It was indicated that there are plan notes to that effect, but that no reference would be included on the individual property deeds. The agricultural

impact warning note within property deeds is only a requirement when the residential property lies within the Township's Agricultural zoning district, not adjacent to it.

**A motion by Mr. Guinivan, seconded by Mr. Kling, to recommend approval of the conditional use as requested, was approved 6-0.**

**BRIEFING ITEMS**

**NONE**

The meeting ended at 7:48 PM on a motion by Mr. Brubaker, seconded by Mr. Guinivan.

Respectfully Submitted,  
Jeffrey L. Butler, Township Manager

THE NEXT MEETING OF THE PLANNING COMMISSION  
WILL BE HELD MARCH 6, 2014 AT 6:30 P.M.