

**EAST DONEGAL TOWNSHIP PLANNING COMMISSION**  
**MAY 1, 2014**

Time: 6:30 P.M.\_

Place: Township Building

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

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 one Agenda Item and one Briefing Item on the agenda for this meeting.

**NO PUBLIC COMMENT**

By motion from Mr. Guinivan and seconded by Mr. Hess, the April 3, 2014 meeting minutes were approved. Motion carried unanimously, with Ms. LaBuda and Mr. Brubaker abstaining.

**AGENDA ITEMS**

**1. East Donegal Township Stormwater Management Ordinance**

Planning Commission members briefly discussed the proposed ordinance to enact revised stormwater management regulations. Mr. Brubaker stated that although the proposed regulations provide similar requirements to the NPDES permitting process managed by the Conservation District, there is still a redundancy to the process that should be eliminated, probably through legislation. In addition, he expressed his opinion that the requirements for a NPDES permit should be revised to only impact projects that disturb 5 acres or more, rather than the current 1 acre threshold.

Some members expressed concern about the need to track cumulative impervious surface that may impact property owners in the future. Purchasers of property may not be aware that previous owners exhausted the square footage exempted from the stormwater management requirements and therefore would be required to file a plan for any impervious surface proposed.

**A motion by Ms. LaBuda, seconded by Mr. Guinivan, to recommend adoption of the proposed ordinance to implement new stormwater management regulations, was approved 7-0.**

**BRIEFING ITEMS**

**2. Final Subdivision Plan for Donegal School District – Todd Smeigh, D.C. Gohn Associates, Inc. – Zoned I – Industrial**

Mr. Todd Smeigh was present to discuss this application for final subdivision plan to subdivide a portion of land owned Donegal School District in the area of the Donegal Primary School. The plan would separate land on the east side of Pinkerton Road from the rest of the school campus. The result of the plan will be a 46.33 acre lot, separated from the remaining 87.75 acre campus property. Mr. Smeigh indicated that the school district is intending to sell the 46.33 acre lot.

Mr. Smeigh indicated that no development rights would remain with the remaining lands and no development rights remain to allocate to the proposed lot. Although a portion of the proposed lot is currently farmed, the lot has significant area impacted by slopes, water and tree cover.

The proposed lot would be encumbered by an existing easement held by the Donegal Fish and Conservation Association. That easement would remain in effect following the subdivision of the lot.

**NO ACTION TAKEN**

**OTHER BUSINESS**

The Planning Commission briefly discussed information provided to them regarding the proposed Williams Pipeline Project that will pass through the Township. Mr. Brubaker, whose property will be potentially crossed by the pipeline, explained the general route of the pipeline through the Township. Although the approval of the pipeline is a federal level decision, the Planning Commission urged property owners impacted by the proposed pipeline to work with those undertaking the project to determine a location that works best for all involved.

The meeting ended at 7:27 PM on a motion by Mr. Johnstin, seconded by Mr. Brubaker.

Respectfully Submitted,  
Jeffrey L. Butler, Township Manager

THE NEXT MEETING OF THE PLANNING COMMISSION  
WILL BE HELD JUNE 5, 2014 AT 6:30 P.M.