

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

August 7, 2014

Time: 6:30 P.M._

Place: Township Building

Attending Members: Engle, Guinivan, LaBuda, Brubaker, Johnstin, 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 three Briefing Items on the agenda for this meeting.

NO PUBLIC COMMENT

By motion from Mr. Johnstin and seconded by Mr. Hess, the July 3, 2014 meeting minutes were approved, with Mr. Engle abstaining due to absence.

AGENDA ITEMS

NONE

BRIEFING ITEMS

1. **Final Subdivision Plan for 1507 Carmany Road** – Todd Vaugh, David Miller/Associates, Inc. – Zoned A – Agricultural

No one was present to discuss this application. **No action taken.**

2. **Parking Modification Request, Donegal Insurance Group** - Request relief of the number of spaces, and stall size within proposed parking lot on west side of North Waterford Avenue.

Mr. Dave Madary, Derck & Edson, and Mr. Kevin Burke, Donegal Insurance Group, were present to discuss this request for relief from various parking requirements of the Township Zoning Ordinance. The applicant requests a reduction in the amount of parking spaces required with a proposed office building addition, relief from the size of the parking spaces to be provided and approval to provide the required parking on a lot other than the lot on which the office building the parking is intended to serve.

Mr. Madary stated that Donegal Insurance Group is planning an addition to the office building located on the east side of Waterford Avenue. The parking lot proposed to serve the addition is to be located on the west side of Waterford Avenue. Based on the size of the proposed addition and the number of employees, the Township Ordinance requires an additional 142 parking spaces. The applicant is proposing to add 90 to 100 parking spaces.

It's anticipated that the office space project will house an additional 60 employees. Mr. Mr. Burke indicated that the number of employees is not expected to increase beyond 60.

Mr. Madary indicated that the applicant is willing to agree to a "trigger" that would require the expansion of parking facilities to address parking needs. He stated that once the new parking lot is filled regularly, additional parking will be pursued.

Planning Commission members inquired about the already full parking lots and the parking taking place in travel isles and other areas, and if relief from the number of required parking spaces was previously granted. Mr. Burke indicated that those parking in areas other than parking spaces are temporary workers on-site for a specific project. Mr. Madary stated that the previous development undertaken by Donegal Insurance Group met the parking requirements of the Township.

Mr. Madary stated that the proposed parking lot would provide parking stalls 9 feet wide and 18 feet deep, instead of the required 10 feet wide, 20 feet deep stalls. The applicant stated their belief that the size is adequate for a private parking facility. Mr. Madary indicated that the existing parking stalls in the lot on the east side of Waterford Avenue are 10 feet wide and 20 feet deep in size.

Mr. Madary indicated that the new parking lot will meet the requirements of the Township stormwater management ordinance.

Mr. Burke indicated that employees will be directed to park in lots located in proximity to where they work within the office building. Those working in the western portion of the building will be directed to park in the proposed new lot to be located on the west side of Waterford Avenue. Mr. Madary indicated that details regarding the proposed pedestrian crossing for Waterford Avenue will be provided with the land development plan for the office building project.

Planning Commission members inquired about the potential reconfiguration of the existing parking areas to smaller parking stalls could be considered to increase the overall number of parking spaces. There was some concern that the reduction in the

number of space, approximately 30%, will result in inadequate parking.

No taken was taken on the request.

**3. Conditional Use Application – Cellco Partnership d/b/a Verizon Wireless –
Construction of Commercial Communications Tower – 444 Musser Road – Zoned A -
Agricultural**

Mr. James Strong, representing the applicant, was present to discuss this application for conditional use to permit the construction of a commercial communications tower facility at 444 Musser Road. The property on which the tower is to be placed is owned by Gerald and Regina Musser. The tower is proposed to be placed on the eastern side of Musser Road approximately 433 feet from the roadway and approximately 290' from the nearest structure.

Mr. Strong indicated that the applicant will be utilizing a 80' X 80' lease area for the tower facility. A 50' X 50' area will be fenced and provided a landscape screen.

The proposed tower would be 150' in height, with a 5' lightning rod, and would be a monopole structure.

Mr. Strong indicated that the Musser farm is not in the agricultural preservation program.

There was general discussion regarding the need for the tower at this location. Mr. Strong indicated that he believed it was needed to extend the coverage area and increase the capacity to serve users in the area. Ms. Debra Baker, site acquisition representative for Verizon, stated that the need for increased data capacity is the driving force in many new tower applications. Capacity upgrades are located close to high demand areas.

The applicant stated that, similar to other towers, the design provides for failure, if it occurs, to occur toward the middle of the tower and allows for the structure to "fold" instead of falling directly to the ground.

There was general discuss on regarding the changes in technology of telephones and towers. It was indicated that the majority of changes have taken place in telephone and not the tower facilities.

It was stated that the public hearing on this conditional use application will be held by the Township Board of Supervisors on September 4, 2014 at 7:30 PM.

OTHER BUSINESS

NONE

The meeting ended at 7:20 PM on a motion by Ms. LaBuda, seconded by Mr. Brubaker.

Respectfully Submitted,
Jeffrey L. Butler, Township Manager

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE HELD SEPTEMBER 4, 2014 AT 6:30 P.M.