

EAST DONEGAL TOWNSHIP PLANNING COMMISSION
September 4, 2014

Time: 6:30 P.M.

Place: Township Building

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

Township Supervisors: Allen Esbenshade, Dennis Drager and John Murphy

Township Staff: Craig Underwood, Township Zoning Officer; Jeffrey Butler, Township Manager

Other Attendance as attached.

The meeting was called to order at 6:30 p.m. by (vice) Chairman, Charles Engle.

Mr. Engle announced three (3) Action (Agenda) Items and three (3) Briefing Item on the agenda for this meeting.

PUBLIC COMMENT - None

APPROVAL OF THE AUGUST 7, 2014 MINUTES

By motion Mr. Guinivan and seconded by Mr. Hess the August 7, 2014 meeting minutes were approved. Motion carried unanimously.

ACTION ITEMS

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

There was no one present from David Miller Associates to present the application, therefore no action was taken.

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

Dave Madary of Derck and Edison was present on behalf of the applicant, The Donegal Mutual Insurance Group and gave an introduction to the proposed project which involves the construction of a west wing addition to the existing facility at 1195 River Road.

As part of that project, additional parking will be required. Mr. Madary stated that the proposed parking would be installed at a location on the western side of Waterfront Drive. Mr. Madary further explained that the Donegal Mutual Insurance Group is seeking a reduction in the size of the parking spaces (10 ft. x 20 ft.) as well as from the total number of parking spaces (142 spaces) as required by the East Donegal Township Zoning Ordinance. The request is to allow for a parking space size of 9 ft. x 18 ft. and a reduction in the number of spaces to between 90 and 100 spaces with the remainder of the spaces required by the Zoning Ordinance to be installed at some point in the future when the applicant sees the need.

Mr. Madary stated that the applicant anticipates an increase in staffing of 60 employees associated with this addition, and did not anticipate any further additional staffing needs for several few years to come.

Mr. Guinivan asked if the time came where the additional parking spaces were needed, is there room to accommodate such spaces and would the applicant be willing to stipulate that such remaining spaces would indeed be installed?

Mr. Madary indicated that there was adequate room to expand this new parking facility to include the remaining spaces and that the applicant would be willing to stipulate such with any approval granted.

Ms. LaBuda asked if the proposed location of this parking facility was the same location as the current gravel area. Mr. Madary indicated that it was the same area and that the gravel area was set up for parking of construction equipment for a current project. Ms. LaBuda asked if Township approvals were gotten for this gravel parking area. Mr. Madary indicated that he was not involved in that project but assumed that all necessary approvals had been obtained.

Mr. Engle asked Mr. Butler if our Ordinance was overly aggressive on the size and number of parking spaces. Mr. Butler suggested that the Ordinance might be a bit aggressive with regard to the size of the parking space but not with regard to the number of spaces.

Mr. Kling inquired as to the reasoning behind wanting this reduction. Mr. Madary stated that the reasoning, beyond the applicant not needing the full 142 spaces as required by the Ordinance, was to save green space and trees etc.

Ms. LaBuda questioned the location being so far away from the building and how that would be perceived by the employees who would be parking in that lot. Mr. Madary explained that there was consideration given to re-striping the existing parking area, however, there are a number of landscape amenities incorporated into the existing

parking lot that would need to be disturbed or removed and that the applicant wished to preserve as much of these amenities as possible.

Mr. Engle inquired as to which was the greater request – the reduction in the number of spaces or the reduction in the size of the space. Mr. Madary indicated that the number of parking spaces would be the greater request.

Ms. Labuda stated that these requests were hard to justify when it was found in previous projects that the total number of spaces installed (in accordance with the Ordinance) that the lots have filled up relatively quickly utilizing all the spaces provided for and there's no hardship or that the applicant has suggested that previous installations have resulted in empty spaces.

Mr. Madary reiterated that as soon as the proposed lot was fully utilized that the remaining spaces would be added. He further went on to explain that the overflow currently found on site is due to contract employees who are there temporarily.

There was further discussion related to where the remaining 40-50 spaces would be located. Mr. Madary indicated that it would most likely simply be an additional row or two of spaces added to the proposed parking facility.

At this point, Mr. Butler reminded the Board that there are actually three issues that the Commission needed to consider. First, the size of the space, the second request would be for the number of spaces and the third request would be for the location since the Ordinance requires that all off-street parking be located on the lot upon which the principal building is located.

Mr. Underwood reminded the applicant and the Board that the applicant will have to file a full land development plan for review and approval. Mr. Underwood questioned whether the entire required parking would be shown on the plan and perhaps identifying which spaces were to be constructed and when. Mr. Madary agreed.

Discussion pursued as to the pedestrian access across Waterford Drive and safety related issues. Mr. Madary indicated that traffic is fairly light on Waterford Drive and there is currently pedestrian traffic crossing the road without any safety related issues.

A motion by Mr. Guinivan seconded by Mr. Kling to recommend Approval of the reduction in the size, number of parking spaces as well as the location of the proposed parking lot conditioned on the installation of the remaining parking spaces stipulated by the East Donegal Township Zoning Ordinance be installed when conditions arise and that future plans will show those improvements. The motion was unanimously approved.

3. Conditional Use Application – Cellco Partnership d/b/a Verizon Wireless –
Construction of a commercial Communications Tower at 444 Musser Road.

James Strong, McNees, Wallace & Nurick LLC representing the applicant, Cellco Partnership, d/b/a Verizon Wireless was present and gave some background information and reminded the Commission that this application was brought before them last month as a Briefing Item. After the brief introduction, James asked for any questions that the Commission might have.

Mr. Hess inquired as to whether anything has changed since this application was introduced last month. Mr. Strong indicated that nothing has changed.

Mr. Engle inquired as to the future of sites in the Township and the design of present day towers. Mr. Strong indicated that he was not aware of any additional sites being proposed for the Township. Mr. Strong educated the Commission on how Verizon is trying to be proactive in meeting the needs of customer and how towers were now being designed to handle today's capacity particularly in relationship to "smart phones" and how today's designs are able to accommodate this need.

A motion by Mr. Johnstin seconded by Ms. LaBuda to recommend Approval of the conditional use application to allow for the construction of a Commercial Communications Tower at 444 Musser Road

BRIEFING ITEMS

1. Final Subdivision Plan for the Herr Tract – Anthony Trost, Third Mountain Surveying –
Zoned PC – Planned Commercial

Mr. Gary Grossman representing himself as the applicant and gave an introduction of the application and his plan. Mr. Grossman identified the various parcels of land as they currently exist and how the proposed subdivision would look.

Mr. Grossman indicated that the existing Lots 3 and 4 consist of approximately 2.9 acres of land with frontage along both Coffee Goss Road and Maytown Road. Also involved in this project is Lot 1 containing 32.4 acres

The proposal is to subdivide Lot 3 into two subparts – Lot 3 and Lot 3b with Lot 3 containing 1.42 acres and Lot 3b containing 1.02 acres. Lots 3b and 4 would then be conveyed as a lot add-on to the remaining Lot 1 with the resultant remaining lands of Lot 1 containing 33.8 acres. In addition, there is an anomaly along the northern

property line of Lots 2 and 3 that will be straightened out as part of this subdivision request.

The purpose of the subdivision is to try to create a marketable Lot 3 without having to raze the existing house and to develop the remaining lot 1 as a planned commercial development.

Discussion pursued regarding the potential use of both Lots 1 and 3.

Mr. Engle asked Mr. Butler what the main hurdle was (if any) that needed to be addressed. Mr. Butler indicated that there was no major hurdle that he was aware of in that it meets all the requirements. There are a number of waivers being requested because there are no site improvements being proposed.

2. **Final Land Development Plan for the New Donegal Stadium** – Jeff Shyk, K&W Engineers – Zoned A – Agriculture

Mr. Jeff Shyk was present on behalf of the applicant, the Donegal School District and gave an introduction to the proposed project which involves the construction of a new athletic stadium on the north side of Koser Road.

Mr. Shyk discussed the fact that this facility was contemplated during the original land development plan approval for the High School facility. The storm water facilities designed and constructed for the High School facility include capacity necessary for the construction of this stadium.

Mr. Shyk went on to describe the various components associated with the stadium including various amenities such as a synthetic turf field and a six lane track. There will further be concession stands, public rest rooms and team rooms to be located under the seating on both the “Home” and “Visitor’s” sides of the field. The attendees would be utilizing existing parking with a pedestrian access to, and around the stadium.

Discussion pursued related to the height of the structure and the capacity of the parking. Mr. Shyk indicated that there might be certain events that would necessitate parking at the current Junior High School and there necessitate crossing Koser Road, but crosswalks have already been identified on Koser Road for that purpose.

A question was asked about the reason for a new stadium. Ms. Susan Ursprung, Superintendent of Schools indicated that the condition of the existing stadium bleachers and rest rooms were in desperate need of an upgrade. Ms. Ursprung indicated that this is anticipated to be the last major project to be accomplished with

regard to buildings and grounds. The construction of a new stadium will allow the district to re-configure the existing outdoor sporting facilities to be more effective and efficient in use, access, safety and maintenance.

3. **Final Subdivision Plan for Dorothy F. Metzler** – Jay Ebersole, Weber Surveyors, Inc. – Zoned A – Agriculture

Mr. Ebersole was present on behalf of the Applicant, Dorothy Metzler and provided an introduction and purpose for this lot add-on.

The existing site consists of approximately 9 acres with an existing barn and farmhouse. The purpose is to maintain a 1.4 acre lot consisting of the farmhouse, barn and an area for a replacement for a septic system. The remaining 7.5 acres of land will be added to the Dale and Joyce Graybill property.

OTHER BUSINESS - None

The meeting was adjourned at 7:26 PM PM on a motion by Ms. LaBuda seconded by Mr. Hess

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE HELD October 2, 2014 AT 6:30 P.M.