

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

October 2, 2014

Time: 6:30 P.M.

Place: Township Building

Attending Members: Engle, Guinivan, and Kling

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 Chairman, Charles Engle.

Mr. Engle announced four (4) Action (Agenda) Items and one (1) Briefing Item on the agenda for this meeting.

PUBLIC COMMENT - None

APPROVAL OF THE September 4, 2014 MINUTES

By motion Mr. Guinivan and seconded by Mr. Hess the September 4, 2014 meeting minutes were approved. Motion carried. Mr. Brubaker abstained.

ACTION ITEMS

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

Todd Vaughn was present and provided an introduction to the purpose of the subdivision as well as background and the requested modifications.

Mr. Vaughn went over the comment letter of the Township Engineer, DC Gohn dated August 21, 2014 and noted that DC Gohn recommended granting of the modifications requested. Further, Mr. Vaughn indicated that the applicant was in agreement with the remaining comments identified and would adequately address the comments to the satisfaction of the Township Engineer.

There being no further discussion, **a motion was made by Mr. Brubaker, seconded by Mr. Guinivan to recommend approval of the Final Subdivision Plan. The motion was unanimously approved.**

2. Final Subdivision Plan for Herr Tract – Tony Trost, Third Mountain Surveying – Zoned PC – Planned Commercial and R-3 – Urban Extension Residential

Mr. Trost was present and provided an introduction to the purpose of the subdivision as well as background and the requested modifications.

Mr. Engle noted that the plans identified Maytown Road as SR 0741. The correct street designation is SR 0743. Mr. Trost indicated that the correction will be made.

Mr. Tost indicated that the applicant was in agreement with the comments identified in the Township Engineer's letter and would adequately address the comments to the satisfaction of the Township Engineer.

There being no further discussion, **a motion was made by Mr. Guinivan, seconded by Mr. Brubaker to recommend approval of the Final Subdivision Plan. The motion was unanimously approved.**

3. Final Land Development Plan for Donegal School District for a New Athletic Stadium – Jeffry Shyk, K&W Engineers – Zoned A - Agriculture

No one was present to present the application

4. Final Subdivision for Dorothy F. Metzler – Weber Surveyors, Inc. – Zoned A – Agriculture

Mr. Bill Crouch of Weber Surveyors was present and provided an introduction to the purpose of the subdivision as well as background and the requested modifications.

Mr. Crouch went over the comment letter of the Township Engineer, David Miller Associates dated October 1, 2014 and noted that David Miller Associates recommended granting of the modifications requested. Further, Mr. Crouch indicated that the applicant was in agreement with the remaining comments identified and would adequately address the comments to the satisfaction of the Township Engineer.

There being no further discussion, **a motion was made by Mr. Brubaker, seconded by Mr. Giunivan to recommend approval of the Final Subdivision Plan. The motion was unanimously approved.**

BRIEFING ITEMS

1. Final Subdivision Plan for the Kauffman Tract – Light-Heigel & Associates, Inc. – Zoned A - Agriculture

Mr. Erik Harmon was present and provided an introduction to the purpose of the subdivision as well as background and the requested modifications.

Mr. Harmon stated that the purpose of the subdivision was to create one (1), two (2) acre residential building lot. The proposed lot provides for the required fifty (50) foot frontage but is laid out as a “flag lot”.

Storm water management as well as private sewer and water will be provided as part of the subdivision.

Mr. Brubaker asked Mr. Harman to describe the purpose/function of rain gardens. Mr. Harmon indicated that rain gardens are a form of managing storm water composed of a depressed area that includes a specific soil mixture and planting that accepts storm water and helps to remove pollutants providing for better water quality and run-off as well as infiltration into the ground.

Mr. Harmon advised that Commission that this proposed subdivision anticipated to be followed by a second application in 2015 to add an additional 1.5 acres to this proposed two acre property however, zoning approval will need to be obtained prior to that 1.5 acre subdivision application.

OTHER BUSINESS - None

The meeting was adjourned at 7:10 PM on a motion by Mr. Giunivan seconded by Mr. Brubaker

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

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