

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

December 4, 2014

Time: 6:30 P.M.

Place: Township Building

Attending Members: Charles Engle, Mike Guinivan, Thomas Johnstin, Dwight Hess, Mike Brubaker and Phil Kling

Absent: Cynthia LaBuda

Township Supervisors: Allen Esbenshade 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 6:33 p.m. by Chairman, Charles Engle.

Mr. Engle announced one (1) Action Items on the agenda for this meeting.

PUBLIC COMMENT - None

APPROVAL OF THE November 6, 2014 MINUTES

By motion Mr. Guinivan and seconded by Mr. Kling the November 6, 2014 meeting minutes were approved. Motion carried. Mr. Johnstin abstained.

ACTION ITEMS

- 1. Final Subdivision for Jay Kauffman** – Joe Eisenhaurer, Light-Heigel and Associates, Inc.
– Zoned A - Agriculture

Mr. Eisenhaurer was present to present the application.

Mr. Eisenhaurer acknowledged that this application was before the Commission as a briefing item and that he would forego introductory and background comments since the Commission was already briefed.

There were specific items on the October 21st and November 26 comment letters from the Township Engineer including a specific stormwater management waiver related to the maximum side-slope gradient. The Ordinance requires a maximum side-slope of 4:1 and the applicant is asking for a modification to allow for a 3:1 side-slope. On the Township Engineer's comment letter of October 21, 2014 the recommendation was to deny this request however, after further discussion with the Township Engineer, the

Engineer's November 26, 2014 letter recommended approval of this request.

The second specific item of discussion was related to providing improvements and right-of-way along both Donegal Springs and Beatty's Tollgate Roads. The Township Engineer had recommended granting the waiver of roadway improvements but recommended that the additional right-of-way be provided along the entire frontage of both roads.

After further discussion, the Commission recommended grant unconditional approval for this waiver (not providing either roadway improvements or additional right-of-way).

Mr. Eisenhaurer went through the remaining comments of the Township Engineers comment letter of November 26, 2014 acknowledging the need, and the Applicant's willingness to comply.

There being no further discussion, a motion was made by Mr. Guinivan and seconded by Mr. Brubaker to recommend approval of all of the waivers and approval of the subdivision plan conditioned upon the following:

1. Addressing the remaining comments of the Township Engineer's letter dated November 26, 2014 to the satisfaction of the Township Engineer;
2. Addressing the conditions set forth in the memorandum by the Lancaster County Planning Commission dated October 28, 2014;
3. Addressing any comments of the Lancaster County Conservation District's letter dated December 2, 2014.

BRIEFING ITEMS - None

OTHER BUSINESS - None

The meeting was adjourned at 6:55 PM.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
IS SCHEDULED FOR JANUARY 8, 2014 AT 6:30 P.M.