

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

February 5, 2015

Minutes

Time: 6:30 P.M.

Place: Township Building

Attending Members: Charles Engle, Mike Guinivan, Thomas Johnstin, Mike Brubaker, Cynthia LaBuda and Phil Kling

Absent: Dwight Hess

Township Supervisors: Dennis Drager, Allen Esbenshade and John Murphy

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

Also in attendance: Randell Heilman, Lancaster County Planning Commission

Other attendance as attached.

The meeting was called to order at 6:33 p.m. by Chairman, Charles Engle.

Mr. Engle announced one (1) Briefing Item on the agenda for this meeting as well as the re-organization of the Commission.

REORGANIZATION

Mr. Engle opened the floor for nominations for Chairman. Mrs. LaBuda nominated Mr. Engle for Chairman and Mr. Johnstin seconded the motion. The nominations were closed and Mr. Engle was named Chairman of the Commission.

Mr. Engle opened the floor for nominations for Vice Chairman. Mr. Kling nominated Mr. Guinivan for Vice Chairman and Mr. Kling seconded the motion. The nominations were closed and Mr. Guinivan was named Vice Chairman of the Commission.

PUBLIC COMMENT - None

APPROVAL OF THE December 4, 2014 MINUTES

By motion Mr. Guinivan and seconded by Mr. Johnstin, the December 4, 2014 meeting minutes were approved. The motion was carried.

ACTION ITEMS

None

BRIEFING ITEMS - Request for Removal from the Designated Urban Growth Area – 508
Pinkerton Road; Nelson and Mary Ginder, property owners.

Mrs. Ginder provided a written description of the background and other information related to the request, as well as a plot plan and aerial photograph showing the parcel and its designation within the Urban Growth Area. Mrs. Ginder noted an apparent conflict as Note #4 on the Subdivision Plan indicates that a condition of the plan is that this subdivided parcel is to “remain agricultural” suggesting that the land is never to be developed. However, as stated, the parcel is located within an area identified as an Urban Growth Area, implying that the land is identified for potential future development.

In earlier years the Donegal School District included the subject parcel. Because of the anticipated use of the land for further expansion of the district’s facilities, this area was included in the Township’s Urban Growth Area.

In 2014, the District subdivided this parcel of land from the remaining lands owned by the district. Mr. and Mrs. Ginder purchased the subdivided parcel with the intent of preserving the land for agricultural purposes. The first step in this process is to have the land taken out of the identified Urban Growth Area. This is the purpose of this request.

Further discussion was had regarding why the area was designated as an Urban Growth Area to begin with and whether there were any other ramifications in granting this request.

Mr. Heilman, Lancaster County Planning Commission was asked if the County Planning Commission was undertaking or had undertaken any analysis of preserved farms (in the Township and/or the county as a whole). A follow-up question inquired if such analysis would indicate whether there is a proper balance of the tax base between agricultural use and areas of available residential and non-residential development and whether a re-assigning of the Urban Growth Area and potentially a re-zoning might become necessary.

Mr. Heilman indicated that the County Planning Commission in conjunction with the County GIS Department are working on a program to do such an assessment for the region and individual municipalities.

There being no further discussion, Mr. Engle thanked the Ginders for their input and indicated that he looked forward to moving this Briefing Item on for Action at the March meeting.

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OTHER BUSINESS –

Mr. Engle brought to the Commission's attention two (2) items that were distributed. The first item was the Statement of Financial Interest form, which is to be filled out by each member and returned to the Township Office. The second item for the Commission's perusal is an invitation to participate in an educational program provided by the Lancaster County Planning Commission. This particular program will educate participants on the "Overview of the Planning Process". The session is to be held on February 26, 2015 at the Penn Township Municipal Offices. All are invited to attend.

There being no further discussion, the meeting was adjourned at 7:00 PM.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
IS SCHEDULED FOR MARCH 5, 2015 AT 6:30 P.M.