

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

April 2, 2015

Minutes

Time: 6:30 P.M.

Place: Township Building

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

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

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

Mr. Engle announced two (2) Briefing Items on the agenda for this meeting as well as one (1) Action item

PUBLIC COMMENT - None

APPROVAL OF THE February 5, 2015 MINUTES

By motion Mr. Guinivan and seconded by Mr. Hess, the February 5, 2015 meeting minutes were approved. The motion was carried.

BRIEFING ITEMS -

- 1. Preliminary/Final land Development Plan for Donegal Mutual Insurance Group – 1195 River Road.** The project involves a proposed addition to the east side of the professional office building and associated access, parking and other infrastructure.

Dave Madary of Derck & Edson was present, representing the applicant. Mr. Madary provided background and information related to the plan.

The addition is proposed to be a three (3) story building that will include an outdoor patio, additional parking facilities, landscaping and associated stormwater management facilities.

Mr. Madary advised that the additional parking facilities will be located on tract 2, on the western side of Waterford Avenue. There will be a public access to and from tract 1 on the eastern side of Waterford Avenue to the proposed parking lot at the intersection

of Waterford Avenue and North Chestnut Street. An access drive to and from the proposed additional parking is to be constructed at Waterford Avenue within the Marietta Borough municipal boundary limits. Mr. Madary stated that at this time Marietta Borough is considering the plan and whether to defer review and approval to East Donegal Township.

Mr. Madary reminded the Commission that the applicant had previously requested and received approval for a lower number of parking spaces than that required by the Zoning Ordinance as well as a smaller parking stall. The Zoning Ordinance provides for a minimum parking stall size of 10 ft. x 20 ft. The Applicant proposes a stall size of 9 ft. x 18 ft.

Mr. Madary indicated that, along with the parking revisions, six (6) waivers from the East Donegal Township Subdivision and Land Development Ordinance were being requested.

A question was raised related to the waiver request to waive the requirements to provide street cross-sections for existing streets. Mr. Madary stated that they were not proposing any improvements to existing streets and therefore no cross-sections would be necessary.

2. **Condition Use – Residential Conversion, MelandTracyProperties, LLC, 16 North King Street.** This project involves the existing Maytown Legion Hall building being converted into two (2) dwelling units. This use is permitted as a conditional use.

Mr. Mel Stoltzfus was present to answer any questions related to the application.

Insofar as this application is one of a conditional use approval, Mr. Underwood provided background as to various meetings he had had with Mr. Stoltzfus and his contractor as to the proposed use, the application, approval process and conditional use criteria associated with a residential conversion.

Mr. Stoltzfus verified the use as proposed and indicated that all the prescribed parameters for the associated use have been met.

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

Mr. and Mrs. Ginder were present to provide additional information and answer questions that the Commission might have related to this application.

The Commission was brought up to date as to the status of the application for preservation of this farm.

Randy Heilman of the Lancaster County Planning Commission advised the Commission that the County Planning Commission has reviewed this application for removing this land from the Urban Growth Area within the Township and agrees, confirms and recommends that this application for the removal of this tract of agricultural land from the Urban Growth Area is indeed appropriate.

Further, because this move would affect the Donegal Region Comprehensive Plan, the municipalities involved with the regional comprehensive plan were all specifically notified for their comments. There were no adverse comments received.

There being no further discussion or questions, a motion was made by Ms. LaBuda and seconded by Mr. Brubaker to approve the removal of this 46.33 acre tract of land from the designated Urban Growth Area

OTHER BUSINESS –

1. East Donegal Township Zoning Ordinance Review.

Mr. Underwood advised the Commission that the Township Board of Supervisors have specifically authorized the Township Planning Commission to facilitate the review of the Township's Zoning Ordinance.

Mr. Underwood offered a suggested method of review, distributing a timeline and flowchart of how this review might occur and solicited input and confirmation that this was an appropriate course of action.

Mr. Underwood suggested that although all agencies (i.e. the Township Board of Supervisors, Planning Commission and Zoning Hearing Board, along with Township staff) review the Ordinance in its entirety, they should specifically review sections of the Ordinance for which they have specific jurisdiction. A memorandum with those specific responsibilities will be emailed to each agency in the upcoming days.

2. Stormwater Management Education

As a matter of information, Mr. Underwood advised the Commission that the Township staff will be putting together a stormwater management program to be presented to design professionals, the agricultural community and the public at large related to stormwater

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management regulations. The program would be created utilizing the expertise of Township staff (including the Township Engineer), and the Lancaster County Conservation District staff.

The program would include discussions on the purpose of the regulations, the Township specific regulations as well as the process and procedures. A date for this program has yet to be established.

There being no further discussion, the meeting was adjourned at 7:25 PM.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
IS SCHEDULED FOR MAY 7, 2015 AT 6:30 P.M. **TO BE HELD AT THE MILANOFF-SHOCK LIBRARY.**