

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

May 7, 2015

Minutes

Time: 6:30 P.M.

Place: Milanof-Schock Library

Attending Members: Thomas Johnstin, Cynthia LaBuda and Phil Kling, Dwight Hess

Absent: Charles Engle, Mike Guinivan, Mike Brubaker

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 6:30 p.m. by Mr. Kling.

Mr. Kling announced two (2) Briefing Items and three (3) Action items on the agenda for this meeting.

APPROVAL OF THE APRIL 2, 2015 MINUTES

By motion Mr. Hess and seconded by Mr. Johnstin, the April 2, 2015 meeting minutes were approved. The motion was carried.

BRIEFING ITEMS – Preliminary/Final Land Development Brecknock Properties – Rosewood Lane Road; Brecknock Builders, property owners.

Mr. Allen Love, P.E. was present to represent the applicant, Brecknock Builders.

Mr. Love gave an introduction, background and overview of the proposed land Development project.

The project involves the development of the property for four (4) semi-detached dwellings for a total of eight (8) residential dwelling units. The dwelling units are proposed to be served by a private roadway.

Mr. Love suggested that the stormwater will be managed by existing stormwater management facilities which were installed for the Longwood Square development. This additional 1.7 acre vacant tract of land was included in the original stormwater management plan for Longwood

Square. The original stormwater facilities were designed to incorporate an anticipated commercial use for the 1.7 acre tract. This residential proposal, according to Mr. Love will involve less impervious coverage and therefore less of an impact on the previously installed facilities.

Mr. Love indicated and acknowledged the condition of the existing stormwater basin and that it wasn't functioning properly. He also suggested that his client would be interested in contributing financially to the repair of the basin, to rectify existing problems and to better provide for the stormwater associated with his client's project. These issues are still in discussions with the Township and would be adequately addressed during the formal approval process.

Mr. Roy Bixler was present and expressed concern over the amount of stormwater that he would encounter as a result of this proposal. Mr. Love assured Mr. Bixler that the manner in which stormwater was infiltrated and released from the basin would be a subject of continued discussions and potential remediation efforts.

Conditional use – 2380 Donegal Springs Road – Mr. William Furnia.

Mr. Underwood provided an introduction to the proposal which is to allow Mr. and Mrs. Furnia to conduct a Bed & Breakfast use at their property at 2380 Donegal Springs Road. The proposal appears to meet all of the criteria required for such use. This application will be on the June 4th PC agenda for Action.

ACTION ITEMS

Conditional Use – 16 North King Street – Mr./Mrs. Mel Stoltzfus.

There was no one in attendance to present this application.

Preliminary/Final Land Development Plan – 1195 River Road - Donegal Mutual Insurance Group.

Mr. Underwood indicated that in as much as there are still many outstanding technical comments, the applicant has agreed that any action should be tabled until next month.

Waiver of Land Development Processing – 625 Union School Road – Mary Mother of the Church.

Mr. Todd Smeigh was present to represent the applicant, Mary Mother of the Church.

Mr. Smeigh provided an introduction, background and details regarding a proposal of the applicant to install an additional forty seven (47) parking spaces. Mr. Smeigh indicated that there were no additional improvements to the property.

Mr. Underwood stated that ordinarily, this type of project would be designed as a Stormwater Management Plan only. This requested waiver is based upon a "note" on a previously recorded plan that indicated that any further improvements to this property would require a full land development plan. Mr. Smeigh provided some insight as to the history of the "note" and indicated that this was intended for any future development of the main facilities (the church building/use) and not necessarily for ancillary facilities such as additional parking areas.

After further discussion, the Planning Commission recommended approval of the waiver for land development processing.

OTHER BUSINESS

Mr. Kling asked Mr. Underwood to discuss the latest Zoning Ordinance review comments.

After further discussion, Mr. Underwood indicated that this review process by the Boards and Commissions would continue for the next couple of months and encouraged the Commission and Board of Supervisors to continue to review the Ordinance.

There being no further discussion, the meeting was adjourned at 7:33 PM.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
IS SCHEDULED FOR JUNE 4, 2015 AT 6:30 P.M. AT THE MILANOF-SCHOCK LIBRARY