

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

June 4, 2015

Minutes

Time: 6:30 P.M.

Place: Milanof-Schock Library

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

Absent: Charles Engle

Township Supervisors: Dennis Drager, Allen Esbenshade and John Murphy

Township Staff: Craig Underwood, Township Zoning Officer

Other attendance as attached.

The meeting was called to order at 6:30 p.m. by Mr. Guinivan.

Mr. Guinivan announced one (1) Briefing Items and two (2) Action items on the agenda for this meeting.

PUBLIC COMMENT

Fire Chief Adam Kosheba, Maytown-East Donegal Township Fire Department requested that the Briefing Item involving the Fire Department be considered after the Action Items listed on the Agenda as their design professional has yet to arrive.

The Commission agreed.

APPROVAL OF THE MAY 5, 2015 MINUTES

By motion Ms. LaBuda and seconded by Mr. Kling, the May 5, 2015 meeting minutes were approved. Mr. Guinivan abstained. The motion was carried.

ACTION ITEMS

Conditional Use – Bed & Breakfast Establishment, 2380 Donegal Springs Road – Mr./Mrs. William Furnia.

Mr. William and Mrs. Nanette Furnia were present. Mr. Furnia gave an introduction and background indicating compliance with all prescribed criteria listed in section 906 of the East Donegal Township Zoning Ordinance.

There were no questions or comments from the Commission.

There being no further questions or comments by the Commission, a motion was made by Mr. Hess and seconded by Mr. Johnstin to recommend approval of the conditional use for a Bed & Breakfast Establishment at 2380 Donegal Springs Road. The motion was carried.

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

Mr. Madary, P.E. of Derck & Edson and Mike Barton of Donegal Mutual Insurance Group were present to answer any additional questions as well as to clarify the disposition of the future walking path along the western portion of the Donegal Mutual property along River Road (SR0441).

The Commission had no further questions about the plan in general but did discuss the future walking trail. Mr. Madary indicated that Donegal Mutual Insurance Group is in agreement with being responsible for the future installation of the walking trail on the western portion of their property however, were unclear as to what would “trigger” the installation of the walking path.

It was suggested that at such time as the adjacent property further to the west (the current GlaxoSmithKline property) began design/installation of a walkway on their property, Donegal Mutual would be required to begin design/installation of the identified walking path.

There being no further questions or comments by the Commission a motion was made by Mr. Kling and seconded by Ms. LaBuda to recommend approval of the Land Development plan conditioned upon satisfactorily addressing all remaining comments identified in the June 2, 2015 comment letter from David Miller Associates. The motion was carried.

BRIEFING ITEMS – Waiver of Land Development Process – Maytown-East Donegal Fire Department Addition, 160 East High Street

Fire Chief Adam Kosheba and Mr. Grant Anderson, P.E. of Site Design Concepts were present to present the application.

Chief Kosheba gave an introduction, background and overview of the proposed project.

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The project involves the construction of a 3,860 sq. ft. addition including a four-bay garage and a "Watch Room" for files and computers.

Mr. Anderson presented a letter of formal request for full Land Development process and explained that the addition is proposed to be located over existing impervious coverage and the new addition will be designed as a stormwater management plan which will include a 40 ft. x 10 ft. infiltration trench. A full stormwater management plan will be designed and submitted for review and approval. It is the limited amount of disturbance and no additional impervious coverage or increase in the use of the property that a waiver of full land development process is being sought.

There was discussion on the parking indicated to the eastern side of the addition and its proximity to the addition (approximately 13 feet). Mr. Anderson indicated that some of these spaces would be eliminated.

OTHER BUSINESS

Mr. Underwood discussed the latest Zoning Ordinance review comments and suggested that additional comments and suggested amendments can be emailed to him for further discussion. It was Mr. Underwood's intention that a committee to discuss and suggest potential amendments would be formed mid-summer.

There being no further discussion, the meeting was adjourned at 7:10 PM.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
IS SCHEDULED FOR JULY 2 2015 AT 6:30 P.M. AT THE MILANOF-SCHOCK LIBRARY