

**EAST DONEGAL TOWNSHIP PLANNING COMMISSION**

**March 3 , 2016**

**Minutes**

Time: 6:30 P.M.

Place: Township Building

Attending Members: Engle, Guinivan, Johnstin, Brubaker, Kling and Hess

Township Staff: Craig Underwood, Township Zoning Officer

Other Attendance as attached.\_

The meeting was called to order at 6:30 p.m. by (vice) Chairman, Engle who proceeded to announced that there was one (1) Briefing Item and one (1) Action Item on the agenda for this meeting.

**PUBLIC COMMENT -**

None

**APPROVAL OF THE February 4, 2016 MINUTES**

By motion Mike Guinivan and seconded by Mike Brubaker the February 4, 2016 meeting minutes were approved. Motion carried unanimously, with Phil Hess abstaining.

**BRIEFING ITEM –**

Conditional Use Application for a Residential Conversion of the Maytown Elementary School into 24 apartments. This type of conversion is permitted by section 505.2.B.(1) of the Township Zoning Ordinance.

Mr. Keith Good of Calabrese Good Architects was present representing the Applicant, Maytown School House LLC.

Mr. Good proceeded to provide an introduction and background into what this application was all about.

The site was identified and Mr. Good indicated that the applicant has no intention of altering the site or exterior of the buildings with the exception of the front of the existing cafeteria area which is glass, the removal of some asphalt and installing some additional landscaping. This

portion of the exterior façade would be altered. All the conversion activities would be accomplished within the confines of the existing buildings.

The breakout of the apartments would be fourteen (14) units in the main school building, four (4) units in the cafeteria area, six (6) units in the 2-story building. There currently is an area in the main school building that would either have a skylight installed or perhaps open up to the outside thereby creating a courtyard area. The applicant wishes to provide a mix of one, two, three and possibly four bedroom units, all of which will be market rate – the Applicant does not wish to provide low income units.

Adequate parking in accordance with the Township zoning requirements would be provided on existing macadam on the site as well as additional existing off-street parking along East Jacob Street.

Mr. Good reiterated that the application was for 24 units with a few units being four (4) bedroom units. However, if the market studies indicate that four (4) unit apartments are not practical, the applicant may wish to divide the spaces up differently that would arrive at a total dwelling unit count of up to thirty (30) apartments.

Discussion continued related to the layout of the apartment units and associated areas within the buildings.

A question was raised by the Commission and the public related to whether there was any known asbestos in the buildings. Mr. Good indicated that two (2) asbestos removal companies have been in to evaluate the buildings and have generated a report indicating that indeed there is asbestos in various areas of the building the applicant is prepared to have the material removed.

Inquiries were raised by the public regarding various aspects of the interior design of the apartment units including the sizes of the individual units. Mr. Good indicated that the average sizes of the 1-bedroom unit was about 800 sq. ft., the 2-bedroom units were between 900-1000 sq. ft., the 3-bedroom units were approximately 1300 sq. ft., the 4-bedroom units averaged between 1400-1800 sq. ft..

Further questions were raised related to other site improvements such as screening of the parking areas, stormwater management, utility availability and provisions for refuse collection.

A question was raised by the public related to the timeline for the hearing. Mr. Engle advised that this meeting would be continued to April 7<sup>th</sup> and then May 5<sup>th</sup>. Mr. Underwood concurred and expanded to explain the roles of this Commission and the Board of Supervisors related to conditional use procedures.

A question was raised by the public as to any density issues. Mr. Good indicated that there is specific criteria associated with this application that the applicant needs to comply with in order to be granted approval. Mr. Good proceeded to go through the criterion stated in section 938 of the Township Zoning Ordinance item by item.

A question related to recreational facilities for children. Mr. Good indicated there would be a playground area for the children.

Concerns were raised in general about increase in traffic.

A question related to what the anticipated rental rates would be. Mr. Good did not know at this point.

It was decided that the April 7<sup>th</sup> meeting will begin at 6:00 rather than 6:30 to allow for more time for discussion.

#### **ACTION ITEM**

##### New Floodplain Ordinance

Mr. Underwood introduced the ordinance and reminded the Commission of the purpose and content of the ordinance. Further, discussion pursued related to clarifications of the Ordinance as proposed. This ordinance was initially presented at the February 4<sup>th</sup> meeting.

A motion by Mr. Guinivan and seconded by Mr. Hess, the Floodplain Management Ordinance and repeal of various references to floodplain management from the Township Zoning Ordinance was passed unanimously.

#### **OTHER BUSINESS**

Mr. Underwood advised the Commission that the newly formed Zoning Advisory Committee comprised of John Murphy, Mike Guinivan and Keith Vogt met for the first time. Minutes of sorts would be distributed to the Commission (and the Board of Supervisors) in the near future.