

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

May 5, 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 Chairman, Engle who proceeded to announced that there was only one (1) Action Item and no Briefing Items on the agenda for this meeting.

PUBLIC COMMENT -

None

APPROVAL OF THE April 7, 2016 MINUTES

By motion Mr. Guinivan and seconded by Mr. Brubaker the April 7, 2016 meeting minutes were approved. Motion carried unanimously.

ACTION ITEM

Conditional Use application. Maytown School House L.P., 150 Farmington Lane, Lancaster PA 17603 for the purposes of a residential conversion by converting the former Maytown Elementary School into 24 apartments.

This is a continuation of consideration of an application permitted by conditional use.

Mr. Keith Good, Calabrese Good Architects was present to continue giving the Commission input as to the completeness of the application and presenting evidence of compliance with the criteria set forth for such residential conversion as outlined in the East Donegal Township Zoning Ordinance.

Prior to the meeting, the Planning Commission was provided with a DRAFT memorandum that Mr. Underwood had drawn up for the Commission's input and

consideration in any recommendation for approval (should the Commission be so inclined). This memorandum identified ten (10) items to be considered as possible conditions to be considered in providing any recommended approval.

Mr. Good, referring to this memorandum, addressed each of the possible conditions listed as follows:

1. The applicant has agreed to install a four (4) foot high, solid fence along the northern property line between the subject property and the Hemlock Drive properties as a screening from headlights.
2. The applicant has provided an additional twelve (12) parking spaces within the existing paved area of the subject property.
3. The applicant proposes no additional security lighting on the building and any parking lot lighting will meet the .75 footcandles of illumination with no more than .50 footcandles of spillage across residential property lines.
4. The applicant indicated that there will be no satellite dishes permitted to be installed on the side of the building.
5. The applicant has agreed to comply with the limitations prescribed in the East Donegal Township Zoning Ordinance.
6. The applicant has agreed to identify the area of the subject property to be utilized for active recreation equipment and that such equipment will be determined to be age appropriate with an approval of the East Donegal Township Park and Recreation Commission.
7. The applicant HAS NOT agreed to install a sidewalk along the frontage of Maytown Road.

(Note: There was much discussion related to the topic of a sidewalk and whether it was appropriate at all, whether PennDOT would allow such without also requiring curbing and possibly stormwater management. Mr. Good indicated that the Applicant would be amenable to allowing the public to access the sidewalk that runs along the front of the building. There was further discussion related to other locations outside of the right-of-way that might be appropriate.)

8. The applicant has identified the location of the trash disposal area and that it would be enclosed.

9. The applicant has entered into discussions with the Township Sewer and Water Authorities who have indicated that there is adequate capacity.
10. The applicant has agreed to be compliant with all other Township Ordinances including but not limited to, the East Donegal Township Zoning, Subdivision and Land Development, Stormwater Management and Building Codes.

There was continued discussion by the public on the sidewalk location, open space allowances, stormwater management, parking along East Jacob Street, and future development of the remaining undeveloped land.

There being no further questions, comments or other discussion, Mr. Guinivan made a motion to recommend to the East Donegal Township Board of Supervisors to approve this conditional use to convert the existing Maytown Elementary School into twenty four (24) apartments as prescribed in the draft memorandum of May 5, 2016 including the ten (10) conditions outlined in said memorandum. Mr. Kling seconded the motion. The motion was carried unanimously.

OTHER BUSINESS

Mr. Underwood advised the Commission that there was no meeting of the Zoning Review Committee in April. The next meeting will be the end of May.

ADJOURNMENT

There being no further business, Mr. Johnstin made a motion to adjourn the meeting seconded by Mr. Hess. The motion was carried and the meeting adjourned at 7:51 PM