

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

June 2, 2016

Minutes

Time: 6:30 P.M.

Place: Township Building

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

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 two (2) Briefing Items on the agenda for this meeting.

PUBLIC COMMENT -

None

APPROVAL OF THE May 5, 2016 MINUTES

By motion Mr. Guinivan and seconded by Mr. Brubaker the May 5, 2016 meeting minutes were approved. Motion carried unanimously.

BRIEFING ITEMS

- 1. Lot Add-on Plan for Robert Lynn & Sharon Louise Hess, 686 Rock Point Road, Mount Joy, PA 17552. The applicant is requesting consideration of a Lot Add-on of approximately 14.13 acres, owned by Franklin and George Zink located on a parcel along Trout Run Road, to an existing 143.458 acre adjacent farm owned by Robert and Sharon Hess located along Rock Point Road.**

Brian Masterson of Register Associates was present and gave an introduction and background information on the project.

The applicant is requesting consideration of a Lot Add-on of approximately 14.13 acres, owned by Franklin and George Zink located on a parcel along Trout Run Road, to an existing 143.458 acre adjacent farm owned by Robert and Sharon Hess located along Rock Point Road.

Mr. Masterson acknowledged receipt of the comment letter of the Township Engineer, David Miller Associates and indicated that he is working to adequately address those comments.

Mr. Masterson was asked by a Commission member as to whether one or both of these tracts were preserved. Mr. Masterson indicated that both tracks were preserved and that this lot add-on would not compromise either of those easements.

There were no further comments or questions at this time.

2. **Preliminary/Final Land Development Plan for the Mount Joy Borough Authority, 21 East Main Street, Mount Joy, PA 17552.**

Mark Harman of Arro Consulting, Inc. was present and gave an introduction and background information on the project.

The applicant is requesting consideration of a new water treatment plant and well number 3 behind South Jacob Street.

Mr. Harman indicated that since a portion of this project is located within the Mount Joy Borough limits, Mount Joy Borough would have some review and approval authority. Mr. Harman has indicated that Mount Joy Borough has deferred that responsibility to East Donegal Township.

The Commission asked for clarification as to whether this was in addition to the existing improvements on the property or was this a replacement for what is currently on the site. Mr. Harman indicated that the new improvements would involve the construction of a new water treatment plant which would be in addition to the existing facilities.

Mr. Harman also indicated that there is a new well to be constructed (location in Rapho Township) which will be sending water to the new facility off of South Jacob Street for treatment and from the treatment plant, will be conveyed to the distribution system.

There were no further questions or comments.

ACTION ITEM

Preliminary/Final Land Development – Calvary Bible Church, 629/647 Union School Road, Mount Joy, PA.

Mr. Steve Gergley of Harbor Engineering was present to provide additional information.

The applicant is requesting consideration for a Preliminary/Final Subdivision and Land Development Plan to put a small addition onto the existing church building, add additional parking and provide for a lot add-on.

Mr. Gergley advised the Commission that the applicant had previously obtained a variance

to increase the allowable lot coverage from 50% to 70% and that the proposed follows the plan as approved by the Zoning Hearing Board.

Mr. Gergley acknowledged receipt of the comment letter of the Township Engineer, David Miller Associates and indicated that he is working to adequately address those comments.

A question was raised by the Commission as to a concern raised by the neighbors over current flooding conditions. Mr. Gergley indicated that the proposed stormwater management plan should decrease stormwater run-off by as much as 50%

There being no further questions, a motion was made by Mr. Guinivan and seconded by Mr. Brubaker, to recommend approval of the application to the Board of Supervisors. The motion passed unanimously.

OTHER BUSINESS

Mr. Underwood advised the Commission that there was only an informal meeting of the Zoning Review Committee in May. The topic of discussion was related to alternative energy sources. Mr. Underwood indicated that a information had been sent out to the committee for consideration and input.

Mr. Engle advised the Commission that the new Donegal School District stadium was to be dedicated on Sunday, June 5, 2016. All are invited to attend.

ADJOURNMENT

There being no further business, Mr. Guinivan made a motion to adjourn the meeting seconded by Mr. Hess. The motion was carried and the meeting adjourned at 7:12 PM.