

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

July 7, 2016

Minutes

Time: 6:30 P.M.

Place: Township Building

Attending Members: 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 Vice Chairman, Guinivan who proceeded to announced that there was only one (1) Action Item on the agenda for this meeting.

PUBLIC COMMENT -

None

APPROVAL OF THE June 2, 2016 MINUTES

By motion Mr. Johnstin and seconded by Mr. Hess the June 2, 2016 meeting minutes were approved. Motion carried unanimously.

BRIEFING ITEMS

None

ACTION ITEM

1. Addition to an identified Historic Resource –John and JoAnne Murphy, 2 East High Street, Maytown. PA.

The applicant has proposed an addition of a screened porch to be constructed at the rear of their house. The house is identified as an historic resource in East Donegal Township and as such, is required to get the Township Planning Commission's input and concurrence that the proposed architecture of this addition is in keeping with the style and historic character of the existing dwelling.

Mr. Murphy was present to provide additional information and answer any questions the Commission might have.

The proposed addition, blends into the exterior of the house and outdoor living space and maintains the architectural character of the existing house by utilizing white columns and railings that can be found elsewhere on the house. The porch's screens add greater transparency to the addition and allow the porch to have lesser visual impact.

After some discussion with the Commission, a motion was made by Mr. Kling and seconded by Mr. Hess to concur with the applicant's proposal

2. Lot Add-on Plan for Robert Lynn & Sharon Louise Hess, 686 Rock Point Road, Mount Joy, PA.

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. Hess was present to answer any additional questions that the Commission might have. Mr. Hess indicated that although he was in agreement and concurred with the comments and recommendations of the Township Engineer, he would like further consideration from the Commission with regard to two of the requested waivers to which the Township Engineer has recommended denial.

The first waiver related to having to provide the location of existing on-lot septic systems for the resultant lots as well as providing the location (and easement) for a replacement area.

The argument is that due to the limited scope of the project and the fact that both lots are preserved farms and therefore are limited in any future development, that identifying existing systems and accomplishing all that is required to locate and provide an easement for a secondary system for each would be over burdensome.

The second waiver that Mr. Hess requested further consideration was the requirement to provide a riparian corridor easement. It was Mr. Hess' contention that the preservation of both farms by the Lancaster County Agricultural Preservation Board prohibited additional easements.

After some discussion, a motion was made by Mr. Kling and seconded by Mr. Johnstin to recommend approval of the lot add-on plan and the waivers as presented (including the waivers of providing existing and proposed on-lot septic systems and the required riparian corridor).

The motion was carried.

OTHER BUSINESS

Mr. Underwood advised the Commission that the Zoning Ordinance Review Committee met on June 27th. The topics of discussion revolved around alternative energy sources, and a revisiting of residential keeping of chickens. Further there was some extended discussion related to allowing “in-law” suites within existing residential houses. With regard to the allowance for “in-laws” suites, it was decided not to pursue that provision.

ADJOURNMENT

There being no further business, Mr. Shellenberger made a motion to adjourn the meeting seconded by Mr. Kling. The motion was carried and the meeting adjourned at 6:50 PM.