

EAST DONEGAL TOWNSHIP

January 5, 2017

Minutes

Time: 6:30 P.M.

Place: Township Building

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

Absent: Kling

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 were (0) Briefing Item and one (1) Action Item on the agenda for this meeting.

2017 Reorganization of the Commission

Before considering the Action Item for the evening, the Commission considered the positions of Chairman and Vice Chairman. A motion was made by Mr. Guinivan and seconded by Mr. Johnstin that Mr. Engle serve as Chairman and Mr. Guinivan serve as Vice Chairman, retaining the positions that they held in 2016. With no further discussion, the motion was carried.

PUBLIC COMMENT -

None

APPROVAL OF THE December 1, 2016 MINUTES

By motion Mr. Guinivan and seconded by Mr. Brubaker the December 1, 2016 meeting minutes were approved. Mr. Johnstin and Mr. Hess abstained. Motion carried.

ACTION ITEM

Ag Logistics – 675 Greider Road, Mount Joy. The existing 7.3 acre parcel contains an existing dwelling and an existing industrial use (a recycling facility). The proposal is to create two lots providing for a separate lot for each of the existing uses. This proposal will create a 3.2 acre parcel upon which the existing industrial use will be located and a 4.08 acre lot for the existing dwelling.

Mr. Stanley Miller and Mr. Tim Miller of Ag Logistics were present and recapped the purpose and intent of the application.

Mr. Miller was in agreement with the December 30, 2016 letter from Scott Hain, Township Engineer with the exception of needing clarification on two items.

In September of 2016, the applicant was granted a variance to extend the amount of lot coverage from 20% (permitted) to 27.7%. This percentage increase was erroneously calculated as the applicant's engineer neglected to discount any right-of-way from the initial total lot area under which to determine total lot coverage. During the course of this review for subdivision, the applicant must first understand what amount of right-of-way is going to be required so that an accurate lot coverage can be presented to the Zoning Hearing Board in order to consider modifying the original Zoning Hearing Board Decision. Therefore, the first item to be clarified is whether the Planning Commission will recommend waiving the 50 ft. required right-of-way as requested and acknowledge the existing 33 ft. right-of-way.

The second issue that Mr. Miller raised was the requirement to install monuments along the right-of-way. It was Mr. Miller's contention that monuments need not be installed nor, should there be any financial security provided to cover such cost.

After a lengthy discussion a motion was made by Mr. Johnstin and seconded by Mr. Shellenberger to recommend approval of the subdivision as presented and conditioned upon the remaining, outstanding items as outlined in The December 30, 2016 letter from Scott Hain, Township Engineer. This would include the denial of the requested waiver of the 50 ft. right-of-way and the requirement to install the required monuments along the 50 ft. right-of-way.

OTHER BUSINESS

None

There being no further business, a motion was made by Mr. Johnstin and seconded by Mr. Brubaker to adjourn the meeting at 7:23 PM. Motion was carried.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE February 2, 2017 AT 6:30 P.M.