

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

May 4, 2017

Time: 6:30 P.M._

Place: Township Building

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

Absent: M. Shellenberger

Township Staff: Craig Underwood, Township Zoning Officer; Brad Stewart, Lancaster County Planning Commission

Other Attendance as attached._

The meeting was called to order at 6:30 p.m. by (vice) Chairman Engle who announced that there are two (2) Action Items and no Briefing Items on the agenda for this meeting.

PUBLIC COMMENT -

None

APPROVAL OF THE April 6, 2017 MINUTES

By motion Mr. Guinivan and seconded by Mr. Kling, the April 6, 2017 meeting minutes were approved. Motion was carried with Mr. Engle abstaining.

ACTION ITEMS

Conditional Use request for Robert Kline – d.b.a. Kline’s Mobilehome Park, 3287 Maytown Road.

The request is to expand the existing mobilehome park to include a singular vacant lot adjacent to the existing mobilehome park. The expansion will include the placement of one (1) additional mobile home on the vacant lot to be included in the existing mobilehome park.

Ms. Stacey Betts, Esq. was present to present the case. Ms. Betts advised the Commission that there was nothing new to present before the Commission that had not already been presented last month when the application was identified as a Breifing Item on the the agenda. However, to refresh the Commission’s understanding of the case, and for the benefit of the Chairman who was not present at the April 6th meeting, Ms. Betts provided a refresher of the request and the justification for a positive recommendation.

Ms. Betts indicated that Mr. Kline was the owner of the existing mobilehome park property since 1973. In 2014, Mr. Kline purchased the property identified as 3287 Maytown Road which at the time contained a single-family dwelling. Mr. Kline has since razed the dwelling such that the property is

vacant of any structures.

It is Mr. Kline's intention to add the parcel to the existing mobile home park and place a single mobile home dwelling on the vacant land.

Ms. Betts went on to identify the various criteria associated with conditional uses and the mobile home park specifically and indicated exactly how this application met those criteria.

There was further discussion related to parking and ingress and egress from the property. Ms. Betts indicated that the original dwelling on the property (prior to Mr. Kline's ownership) had access through his mobile home park access road and that the inclusion of this parcel into his existing park with a new mobile home would utilize the same access point.

After further discussion a motion to approve was made.

On a motion by Mr. Brubaker and seconded by Mr. Guinivan, the request to recommend to the Board of Supervisors to approve of the conditional use to allow for the expansion of the mobile home park located at 3287 Maytown Road was made. The motion carried unanimously.

Rezoning Donsco Property, 119 South Jacob Street.

This petition is to rezone a 61.3 acre tract of and from Agriculture to Industrial and R-3 (Urban Extension Residential). The property is located adjacent to the industrial district in Mount Joy Borough.

Mr. Bill Swiernik, DM/A was present and provided an introduction and background to this application.

Mr. Swiernik indicated that this application involves 61.3 acres of land currently zoned as A – Agriculture. The proposal is to change the zoning of this parcel from Agriculture to Industrial (I) and Urban Extension Residential (R-3).

Mr. Swiernik indicated that there is a need for additional industrial zoned land in the Township as much of the existing lands currently zoned industrial is occupied and not available for development. This parcel is in a good geographical location to be utilized for industrial purposes as it is immediately adjacent to industrial zoning in Mount Joy Borough and has relative access to major thoroughfares.

When questioned about access, Mr. Swiernik indicated that the access road traversing the parcel into the existing water treatment plant parcel would be improved and utilized by traffic coming through Mount Joy Borough. Further, any actual development of the subject property would need to obtain land development approval which would include consideration for road improvements within the Borough if necessary.

Mr. Swiernik indicated that Mount Joy Borough is in general concurrence with this request understanding that all traffic would access the property via the Borough roadways.

Bob Wolf, a real estate broker who has been working with Donsco, stated that there is indeed a market for industrial land. Further, he felt with the size of the parcel and the limited access abilities to the parcel, that the uses interested would be of smaller uses (in the area of 10,000 – 40,000 square foot buildings) utilizing smaller trucks for logistics.

Brad Stewart of the Lancaster County Planning Commission gave a summation of the County's review and indicated that they were in support of the rezoning request. Mr. Stewart did suggest that the Township consider including the parcel currently being used by the Mount Joy Borough Sewer and Water Authority for water treatment for inclusion into the proposed industrial zoning. Further, Mr. Stewart suggested that the Township should review and consider long range planning needs as indicated in the Donegal Regional Comprehensive Plan additional and further expansion of industrial zoning in the Township and readjustment of the Urban Growth Area to accommodate such uses.

There being no further questions or comments, a motion was made by Mr. Guinivan and seconded by Mr. Johnstin to recommend to the Board of Supervisors to consider approving the rezoning of the 61.3 acre parcel currently identified as parcel ID 1502707600000, 119 South Jacob St., Mount Joy from Agriculture to Industrial. This motion carried 4-2, with Mr. Hess, Mr. Guinivan, Mr. Engle and Mr. Johnstin voting in the affirmative and Mr. Kling and Mr. Brubaker voting in the negative.

BRIEFING ITEMS

None

OTHER BUSINESS

None

There being no further business to conduct, the meeting was adjourned at 7:38 PM on a motion by Mr. Guinivan seconded by Mr. Johnstin .

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE HELD June 1, 2017 AT 6:30 P.M.