

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

June 1, 2017

Time: 6:30 P.M._

Place: Township Building

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

Township Staff: Craig Underwood, Township Zoning Officer

Absent: Mike Brubaker

Other Attendance as attached._

The meeting was called to order at 6:30 p.m. by (vice) Chairman, Engle.

Mr. Engle announced that there is one (1) Briefing Item Items and no (0) Action Items on the agenda for this meeting.

PUBLIC COMMENT -

None

APPROVAL OF THE MAY 4, 2017 MINUTES

By motion Mr. Guinivan and seconded by Mr. Kling the May 4, 2017 meeting minutes were approved. Motion carried unanimously.

ACTION ITEMS

None

BRIEFING ITEMS

Final Subdivision – Burma Road Associates, LLC, 1435 River Road

A proposed subdivision of 56.4 acres into two lots – Lot 1 will consist of 38.20 acres and lot 2 will consist of 18.20 acres. Lot 2 is occupied with an existing auction use and Lot 1 (remaining lands) is occupied with an existing trucking use. This proposal is for a subdivision of land only. No additional improvements are proposed at this time.

Mr. Todd Vaughn, DM/A and Mr. James Germak, Burma Road Associates were present to introduce this application.

Mr. Vaughn provided background and an introduction to the request.

Mr. Vaughn reviewed the modification being requested and indicated that the Township Engineer's review letter indicated concurrence with the requested modifications and recommended granting of such.

Mr. Vaughn advised the Planning Commission that during the course of the due diligence by the applicant on this subdivision application, it was determined that variances would be necessary in order to address zoning deficiencies and that such variances were granted by the East Donegal Zoning Hearing Board. The variances included exceeding the maximum allowable lot coverage; minimum lot area landscaping area; and, connection to public water.

Questions were raised regarding the amount of land needed for the two existing uses, available parking, ownership, and the common access drive as to whether there is an existing access easement or whether such an agreement would be needed. All of which were addressed.

There were no further questions or discussion.

OTHER BUSINESS

Zoning Ordinance Review. Mr. Underwood stated that the Ordinance amendments were with the Township Solicitor being formatted into a legal document for consideration. Once that was accomplished, the Planning Commission would begin their formal review.

There being no further business to conduct, the meeting was adjourned at 6:50 PM on a motion by Mr. Kling seconded by Mr. Johnstin .

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

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