

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

July 6, 2017

Time: 6:30 P.M._

Place: Township Building

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

Township Staff: Jeffrey Butler, Township Manager

Absent: Mitch Shellenberger

Other Attendance as attached.

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

Mr. Engle announced that there were two (2) Briefing Items and one (1) Action Item on the agenda for this meeting.

PUBLIC COMMENT -

None

APPROVAL OF THE MAY 4, 2017 MINUTES

By motion Mr. Hess and seconded by Mr. Kling the June 1, 2017 meeting minutes were approved. Motion carried unanimously.

ACTION 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, Inc. and Mr. James Germak, Burma Road Associates were present to introduce this application.

Mr. Vaughn briefly reviewed the project location, current use of the site and the modification being requested. He indicated that the Township Engineer's review letter highlighted an issue regarding the setback of an existing building. However, when reviewed with Township staff to

was determined that the setback line was depicted incorrectly. As a result, the existing building will not be located within the required front yard setback area.

A motion was made by Mr. Guinivan and seconded by Mr. Johnstin to recommend approval of this final subdivision plan to the Township Board of Supervisors. The motion was carried.

BRIEFING ITEMS

Waiver of Land Development Processing – Jagtrux, 1435 River Road.

Mr. Todd Vaughn, DM/A, Inc. and Mr. James Germak, Burma Road Associates were present to discuss this request.

Mr. Vaughn indicated that the applicant is withdrawing the request for waiver. The applicant will be submitting a land development plan in accordance with the Township ordinance requirement.

Waiver of Land Development Processing – 333 Coffee Goss Road.

The request is to permit the applicant to modify a plan note on the previously approved subdivision plan to allow for an additional access to the property from Fuhrman Road without the need to file a new land development plan.

Mr. Brian Cooley, D.C. Gohn Associates, Inc., and Mr. Adam Mitzer were present to discuss this request. Mr. Cooley presented a site plan depicting the proposed location for the dwelling unit and the proposed driveway onto Fuhrman Road. He stated that a plan note on the subdivision plan that created the property prohibits more than one access to the site. The site currently has access through a driveway onto Coffee Goss Road. The applicant would like to add a second access point with the construction of a dwelling on the property.

Although the construction of the dwelling requires the filing of a stormwater management plan, the subdivision plan note restricting access can only be modified with the filing of a new land development plan, or a waiver thereof.

Neighboring property owner were present to inquire about the need for a second access. Mr. Minzer indicated that the second access is needed to avoid the need to pass through multiple pasture gates when going to and from the dwelling.

Planning Commission members questioned if there was a hardship imposed on the applicant by the previous plan note.

As this was a Briefing Item, no action was taken.

OTHER BUSINESS

Zoning Ordinance Review. Mr. Butler stated that the final draft of the proposed Ordinance amendment was sent to Commission members via email. It's anticipated that the Commission will start its review of the proposed amendments during the August meeting. If members would like printed copies of the amendments they are to contact Craig Underwood.

There being no further business to conduct, the meeting was adjourned at 7:06 PM on a motion by Mr. Guinivan seconded by Mr. Brubaker.

Respectfully Submitted,
Jeffrey L. Butler, Township Manager

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE HELD AUGUST 3, 2017 AT 6:30 P.M.