

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

August 3, 2017

Time: 6:30 P.M._

Place: Township Building

Attending Members:, Guinivan, Brubaker, Kling, Johnstin, Shellenberger

Township Staff: Craig Underwood, Township Zoning Officer

Absent: Engle and Hess

Other Attendance as attached._

The meeting was called to order at 6:30 p.m. by (vice) Chairman, Guinivan who announced that there is one (1) Action Item and two (2) Briefing Items on the agenda for this meeting.

PUBLIC COMMENT -

None

APPROVAL OF THE JULY 6, 2017 MINUTES

By motion Mr. Kling and seconded by Mr. Brubaker the July 6, 2017 meeting minutes were approved. Motion carried unanimously.

ACTION ITEMS

Waiver of Land Development Processing – 333 Coffee Goss Road. The proposal is consider a modification of a previous land development approval by eliminating a note on the approved plan that limited access to one join driveway and to allow a driveway access from Fuhrman Road.

Mr. Todd Smeigh, D.C.Gohn was present to reiterate the background and the request as presented at the July 6th meeting.

Mr. Smeigh reminded the Commission that the reason that this waiver is being requested is that there was a note on the original approved Subdivision and Land Development Plan dictating that all drives from the subdivided Lots 2, 3, and 4 are to share access via the shared driveway of Lots 3 and 4. Therefore, since the Applicant is proposing an additional access on Lot 2, any such access would have to meet this original condition of tying into the shared driveway of Lots 3 and 4. The Applicant wishes to construct a driveway which stands alone and does not utilize the shared access of Lots 3 and 4.

In order to accomplish this, the Applicant needs to have the original note removed from the original approved plan. In order to negate this “note” from the approved plan, a revised land development plan needs to be approved. However, since the elimination of this note is the only change from the approved plan, The applicant is seeking this waiver of land development planning process and in the alternative provide a required stormwater management plan for the proposed new dwelling, driveway and an additional building and with this waiver indicate that “Note 21” of the original subdivision and land development plan is null and void and no longer enforceable.

The Commission questioned why the Applicant could not meet the requirement of a shared, common driveway. Mr. Minzer (Applicant) indicated that to construct a driveway from the location of the proposed dwelling to connect with the shared driveway, would require traversing pastured fields and opening and closing gates. In addition, the applicant would be required to physically move his horses between fields instead of allowing them to freely roam.

Mr. Minzer indicated that the proposed driveway from his dwelling to Fuhrman Road would be for his personal use to access his dwelling only.

Several members of the public were in attendance and voiced concerns over stormwater, traffic, obstructed views and the potential use of the property for other than agricultural uses.

These questions were answered by Mr. Smeigh and the Applicant.

There being no further questions or comments from the Commission or the public, a motion was made by Mr. Kling and seconded by Mr. Shellenberger to recommend approval of the waiver of Land Development plan processing with the inclusion of processing a full stormwater management plan which would include a note that Note 21 of the approved Subdivision and Land Development Plan dated October 22, 1998, last revised December 3, 1998 be considered null and void and having no further effect. The motion was carried.

BRIEFING ITEMS

1. **Conditional Use Request** – Levi Stoltzfus, 1595 Maytown Road, Elizabethtown. This request is for consideration of permitting a one-room schoolhouse use to be established at 879 Iron Bridge Road in accordance with Section 502.2.B(5) & Section 935 of the Township Zoning Ordinance.

2. **Waiver of Land Development Processing** – Levi Stoltzfus, 1595 Maytown Road, Elizabethtown. This proposal is to allow for the construction of a one-room school house on an existing agricultural lot at 879 Iron Bridge Road. In the alternative, a full stormwater management plan will be submitted for approval.

Mr. Smeigh asked if it would be the Commission's pleasure to consider taking action on these two requests at this evening's meeting. The Commission denied that request and maintained this as a Briefing Item only.

OTHER BUSINESS

Zoning Ordinance Review. It was decided that a separate meeting would be held by the Commission to consider the amendments to the Township Zoning Ordinance. Mr. Underwood would circulate some potential dates for consideration.

There being no further business to conduct, the meeting was adjourned at 7:37 PM on a motion by Mr. Johnstin and seconded by Kling.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE HELD SEPTEMBER 7, 2017 AT 6:30 P.M.