

**EAST DONEGAL TOWNSHIP PLANNING COMMISSION**

**October 5, 2017**

Time: 6:30 P.M.\_

Place: Township Building

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

Township Staff: Craig Underwood, Township Zoning Officer

Absent: Johnstin and Shellenberger

Other Attendance as attached.\_

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

**PUBLIC COMMENT** - for items not on the Agenda-

None

**APPROVAL OF THE SEPTEMBER 7<sup>TH</sup> AND 21<sup>ST</sup> , 2017 MINUTES**

By motion Mr. Guinivan and seconded by Mr. Kling the September 7<sup>th</sup> and 21st, 2017 meetings minutes were approved. It is noted that Mr. Brubaker abstained from voting on the September 7<sup>th</sup> minutes.

Briefing Items – Burma Road Associates

Mr. James Germak was present as owner of Burma Road Associates and proceeded to give background and information related to the application for land development.

Mr. Germak indicated that there are nine (9) uses located on the property at 1435 River Road all of which are leasing portions of the property. Each of the uses has been operating on this property for a number of years.

Mr. Underwood advised the Commission that the reasoning behind this application is that none of the uses were ever determined to be in compliance with the Township Ordinances and never had permits issued to sanction the uses. Part of the process in getting such uses “sanctioned”, is the requirement for land development processing as put forth in the Pennsylvania Municipalities Planning Code and the Township Subdivision and Land Development Ordinance.

Mr. Germak indicated that his engineer, David Miller Associates is working through the Township engineer’s (Becker Associates) comment letter to address all such comments.

## Briefing Item – Stoner Subdivision

Mr. John Poff of Light – Heigel Associates was present to represent the Stoners. Barbara and Barry Stoner were also present.

Mr. Poff provided some background and introduction to the application indicating that the subdivision is proposed as a flag lot, having access to Coffee Goss Road.

Mr. Poff is working through the comments of the Township engineer (David Miller Associates).

## **ZONING ORDINANCE AMENDMENTS REVIEW**

Mr. Underwood facilitated continued discussion of the proposed Ordinance amendments.

The Commission considered the following proposed amendments to Parts:

Part 7 – Parking and Loading in which the only change proposed was a minimum lighting requirement for parking lots as well as a maximum light spillage across property lines.

There was also a change in adding required parking for “multi-family” (previously termed as “apartments”

Part 8 – Sign Standards in which the only change proposed is to provide for the allowance for “changeable message signs” and provide associated criteria

Parts 9 & 10 – Specific Uses associated with Conditional and Special Exception uses.

It is proposed to consolidate these two Parts into on Part 9. Since both Parts 9 and 10 deal with specific uses and their associated criteria and are formatted exactly the same, it is proposed to create one single Part listing all specific uses and their associated criteria. The determination as to whether a given use is permitted by Conditional Use or Special Exception is still found within the permitted uses of each zoning district.

The Commission will continue their review at their next regular meeting of November 2, 2017

On a motion by Mr. Guinivan and seconded by Mr. Brubaker, the meeting was adjourned at 7:30 PM. The motion was carried unanimously.

Respectfully Submitted,  
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION  
WILL BE A SPECIAL PUBLIC MEETING TO BE HELD ON NOVEMBER 2, 2017 AT 6:30 P.M.