

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

November 2, 2017

Time: 6:30 P.M._

Place: Township Building

Attending Members:, Guinivan, Brubaker, Johnstin, Shellenberger and Hess

Township Staff: Craig Underwood, Township Zoning Officer

Absent: Engle, Kling

Other Attendance as attached._

The meeting was called to order at 6:30 p.m. by (vice) Chairman, Guinivan who announced that there are four (4) Action Items and one (1) Briefing Item on the agenda for this meeting.

PUBLIC COMMENTS

None

ACTION ITEMS

1. Amended Zoning Ordinance – Finish discussions on proposed amendments.

Mr. Underwood reviewed the remaining items of the proposed Zoning Ordinance amendments which included a review of a previous amendment related to the residential keeping of livestock with regard to the numbers of animals that can be kept per acre of land. Those numbers would be related to the number of “Animal Units” which would be defined as 1,000 lbs. per unit or, “Equivalent Animal Units” which would be any number of animals with a total combined weight of 1,000 lbs.. As an example, 1 cow or horse would be equal to 1 animal unit, therefore 1 cow or horse would allow for 1 animal per acre; 5 goats would equal 1 equivalent animal unit, as 1 goat would equal 200 lbs. and 5 goats would equal 1,000 lbs.

Mr. Underwood finished reviewing the proposed zoning text amendments by reviewing Parts 10-13 which were merely administrative processes and procedures as well as a re-numbering of Parts and Sections.

On a motion made by Mr. Brubaker and seconded by Mr. Hess a recommendation was made to approve the proposed repeal of Chapter 14 and amendments to Chapter 27 of the Code of Ordinances of East Donegal Township. The motion carried unanimously.

2. Final Land Development Plan - Burma Road Associates, 1435 River Road. The purpose of this land development is to put on record existing uses not previously identified and to provide for the construction of two (2) buildings.

Mr. Todd Vaughn of David Miller Associates was present to provide a review of the previously submitted application for land development as was presented at the October 5, 2017 Planning Commission meeting.

Mr. Vaughn reminded the Commission that the purpose of this Application was to recognize and acknowledge the existing uses of the property and specifically address issues related to two (2) structures that were to be erected on the site.

Mr. Vaughn reviewed the various modifications requested and indicated that, although there were still some minor items to be addressed per the Township Engineer's comment letter (Becker Engineering was utilized as the Township's alternate engineer for this application), the requested modifications were recommended to be granted by the Township Engineer.

There being no further questions, on a motion made by Mr. Johnstin and seconded by Mr. Hess the application by Burma Road Associates was approved.

3. 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.

Mr. Todd Smeigh of DC Gohn was present to introduce the conditional use application AND waiver of land development process.

Mr. Smeigh gave some background information reminding the Commission that both of these requests (conditional use and waiver of land development processing) had been presented to the Commission back in August of 2017. However, it was determined that there were no development rights remaining in which to utilize for the purpose of a one-room school house and the application and waiver request were withdrawn.

Since the August meeting, the applicant applied for, and received a variance granting an additional development right under which to construct this one-room school house and has now made a NEW application for the use.

Mr. Smeigh indicated that nothing had changed related to the plan as presented in August. Mr. Smeigh respectfully requested that Action be taken to recommend approval of both the Waiver of land development processing and the conditional use for the one-room school house.

After further discussion, a motion made by Mr. Johnstin and seconded by Mr. Shellenberger recommending approval of the application by Levi Stoltzfus for a Conditional Use to allow for a one-room school house to be constructed along Iron Bridge Road on a property located at 743 Anderson Ferry Road. The motion was carried.

On a motion made by Mr. Shellenberger and seconded by Mr. Brubaker the application by Levi Stoltzfus for a Waiver of Land Development Processing with the alternative of submitting and obtaining approval of a full Stormwater Management Plan was recommended for approval by the East Donegal Township Board of Supervisors. The motion was carried

BRIEFING ITEMS

Lot Add-on - for Kline's Mobile Home Village, 3287 Maytown Road. The purpose of this lot add-on is to join a .21 acre existing lot to the remaining 3.699 acre tract in order to add one (1) additional manufactured housing unit to the existing mobile home park.

Mr. Todd Smeigh of DC Gohn was present to introduce and provide background information.

Mr. Smeigh reminded the Commission that this property was the subject of a previous conditional use application back in May of 2017 for the purposes of expanding the Manufactured Home Park with the addition of a single manufactured unit on a separate lot. That approval was obtained conditioned upon the separate lot being added to the existing manufactured home park property. This application for a lot add-on subdivision addresses that condition.

Mr. Smeigh reviewed the various modifications requested and indicated that, they were in the midst of addressing the Township Engineer's comments but was in general agreement with the comments.

There being no further comments or questions, Mr. Smeigh respectfully requested that although this application was slated as a "Briefing Item", that the Commission consider recommending approval of this subdivision.

On a motion made by Mr. Shellenberger and seconded by Mr. Hess the application for Mr. Robert Kline to add the area of an existing lot onto the remaining lands of the "Kline's Mobile Home Village" be recommended for approval by the East Donegal Township Board of Supervisors. The motion was carried

APPROVAL OF MINUTES – Approval of the October 5, 2017 Minutes

On a motion by Mr. Brubaker and seconded by Mr. Hess, the October 5, 2017 meeting minutes were approved. Motion carried unanimously.

OTHER BUSINESS

None

There being no further business to conduct, the meeting was adjourned at 7:25 PM on a motion by Mr. Brubaker seconded by Mr. Hess .

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE A SPECIAL PUBLIC MEETING TO BE HELD ON December 7, 2017 AT 6:30 P.M.