

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

December 7, 2017

Time: 6:30 P.M._

Place: Township Building

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

Township Staff: Craig Underwood, Township Zoning Officer

Other Attendance as attached.

The meeting was called to order at 6:30 p.m. by (vice) Chairman, Engle who announced that there are no (0) Action Items and two (2) Briefing Item on the agenda for this meeting.

PUBLIC COMMENTS

Todd Smeigh of DC Gohn advised the Commission that on behalf of his client – Robert Kline of Kline’s Mobile Home Park Village, he would be entering an additional modification to his previously recommended approval for a lot add-on to the mobile home park village (see minutes from November 2, 2017). The proposed additional modification would be to waive the required Park and Recreation fee of \$3,760.00.

The Board of Supervisors was scheduled to consider the lot add-on to Kline’s Mobile Home Park Village this evening. Because the Township Planning Commission considered this lot add-on in November, Mr. Smeigh felt that the Commission should be made aware of this additional modification request should they have any questions or comments or should the Commission want to formally request an application to consider such a request.

Mr. Guinivan made a motion, seconded by Mr. Hess to recommend granting the requested waiver of the required Parks and Recreation fee to the Board of Supervisors.

BRIEFING ITEMS

1. **Land Development** – Waiver of land development processing for Candace Abel, 1610 Landis Road. Utilizing the one remaining development right, this proposal is to construct an additional dwelling on the 30.87 acre tract of land.

Mrs. Candace Abel represented herself and provided some introduction and background to the application stating that she was looking to erect a second dwelling on her property for her mother to reside on her property at 1610 Landis Road. The dwelling would be

approximately 1500 square feet and would be accessed from an existing driveway that is located due east of the Ag Logistics recycling building on Greider Road.

Although there is an identified floodplain on the property, the new cottage would be located approximately 150 feet away from the FEMA identified "A" flood zone area.

Further, it is established on a previously approved subdivision that there is one subdivision right remaining on the property. This additional dwelling would utilize this one additional development right.

Insofar as this was scheduled as a "Briefing Item", there was no action taken.

Land Development – Waiver of land development processing for Glaxo SmithKline (GSK), 325 North Bridge Street. The proposal is to make a processing change in the way deliveries are made to the building by adding two small additions and associated pavement to Building 21. There is no additional deliveries, no increase in processing and no additional employees associated with this project. In the alternative, due to the increase in impervious coverage and associated earth disturbance, GSK has submitted a full stormwater management plan for review and approval.

Mr. John Poff of Light-Heigel was present and gave an introduction and provided some background information on this consideration.

Mr. Poff, indicated that for the purposes of safety for those working in, and around trucks delivering and receiving product from the plant, Glaxo-Smith Kline wishes to make physical changes to the layout of the Building 21 to move the loading and unloading of product to outside of the physical structure.

Currently, trucks back into a loading/unloading area within the building where there is also pedestrian traffic. The proposal is to extend the loading dock outside of the building and to add an additional loading dock.

This physical change with NOT increase the number of deliveries, nor increase truck traffic, nor is it an increase in the amount of product or services provided. This is merely a change in the layout and efficiency of the existing services provided by GSK.

Because of the physical changes in the loading/unloading area, additional paving will need to be provided to allow for adequate truck turning movements. This additional paving will require a full stormwater management plan approval of which they are currently working on and will be submitting to the Board of Supervisors for approval.

Although this was scheduled as a Briefing Item, the Commission, on a motion made by Mr. Brubaker and seconded by Mr. Johnstin, moved that the Commission recommend approval of the waiver application onto the Township Board of Supervisors. The motion was carried with Mr. Guinivan abstaining.

APPROVAL OF MINUTES – Approval of the November 2, 2017 Minutes

By motion Mr. Guinivan and seconded by Mr. Johnstin, the November 2, 2017 meeting minutes were approved. Motion carried unanimously.

OTHER BUSINESS

Change of meeting Date.

Mr. Underwood advised the Planning Commission that the Township Board of Supervisors have discussed the possibility of having the planning Commission meet on a separate night to the Board of Supervisor's meeting and have suggested that the Planning Commission meet on the second week of each month. The purpose of the suggestion was to allow the Planning Commission a better opportunity to consider and discuss various applications without the time limitation of one hour.

Therefore, beginning in January, the Township Planning Commission will begin meeting on the second Thursday of each month. The first meeting of 2018 will be on January 11, 2017.

There being no further business to conduct, the meeting was adjourned at 7:17 PM on a motion by Mr. Guinivan seconded by Mr. Johnstin .

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE HELD ON JANUARY 11, 2017 AT 6:30 P.M.