

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

February 8, 2018

Time: 7:00 P.M._

Place: Township Building

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

Township Staff: Craig Underwood, Township Zoning Officer; Jeff Butler, Township Manager

Absent: Shellenberger and Hess

Other Attendance as attached.

The meeting was called to order at 7:00 PM by (vice) Chairman, Engle who announced that there was one (1) Action Item and one (1) Briefing Item on the agenda for this meeting.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES – Approval of the January 11, 2018 Minutes

On a motion by Mr. Guinivan and seconded by Mr. Johnstin, the January 11, 2018 meeting minutes were approved with one minor change related to the February meeting date identified. Motion carried unanimously.

ACTION ITEMS

Mount Joy Borough Authority – Letter of support for grant application - Mount Joy Borough Sewer and Water Authority Concurrence Letter. The Authority is in the process of gaining approval from the Pennsylvania Department of Community and Economic Development for funding for water well upgrades to each of two wells. One well is located on Kelly Avenue, the second on Carmany Road.

Mr. Underwood suggested that this request came the Commission as a result of a Pa. Department of Community Economic Development grant application whereby the Department needs a letter of concurrence by the Township that this equipment upgrade by the Borough Authority is in general alignment with our regional comprehensive plan and was very similar to the Authority's request in 2016 related to their Carmany Road treatment plant upgrade.

Mr. Underwood indicated that there would be no change to the site of the two wells and that this was just a replacement of existing pump equipment.

After some discussion a motion was made by Mr. Kling and seconded by Mr. Guinivan to provide the necessary concurrence letter. The motion was carried.

BRIEFING ITEMS

1. **Subdivision and Land Development** – Frey-Hoffer Joint Venture, 415 Coffee Goss Road. The proposal is to subdivide a 23.75 acre tract of land located on Coffee Goss road (currently Lot #36) into 73 residential lots.

Mr. Gary Grossman (Partner in Frey-Hoffer Joint Venture) was present to provide an introduction and background information on the proposed subdivision.

Mr. Grossman indicated that this development would be the third and final phase of development known as Bridle Path and will connect to the existing development via Surry Way, Stirrup Lane, Equine Drive and Pommel Lane.

MR. Grossman indicated that there would be significant reconstruction of Coffee Goss Road from the southern-most connection to the western end of Coffee Goss Road at the end of the parcel including relocating the road such that the ninety degree curve would be removed.

With the relocation of the roadway, it was recognized that there would be two properties currently having access to Coffee Goss Road in the area of the ninety degree curve that would need to be provided with access. Mr. Grossman indicated his intention to allow the portion of the existing Coffee Goss Road to remain and become a “private” access drive for the two properties. Mr. Grossman did state that he was prepared to reconstruct the “access drive” to provide this needed access.

Mr. Grossman stated that it was his intention and design to utilize a newly adopted zoning provision allowing for smaller lots with the construction of individual stormwater infiltration systems on each property thus reducing the amount of runoff in the development by keeping runoff associated with each lot – on each lot.

There was discussion related to a couple of deficiencies associated with the Zoning Ordinance and the development under this optional modification of development. Mr. Grossman indicated that these potential issues were being worked out.

As this was just a Briefing Item, no action.

OTHER BUSINESS

None

There being no further business to conduct, the meeting was adjourned at 8:15 PM on a motion by Mr. Johnstin seconded by Mr. Brubaker. The motion was carried.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE A SPECIAL PUBLIC MEETING TO BE HELD ON MARCH 8, 2018 AT 7:00 P.M.