

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

January 11, 2018

Time: 7:00 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 7:00 PM by (vice) Chairman, Engle who announced that there are two (2) Action Items and no (0) Briefing Items on the agenda for this meeting.

PUBLIC COMMENTS

None

ACTION ITEMS

Final Subdivision Plan for Barbara & Barry Stoner, Coffee Goss Road. The purpose of the subdivision is to create one (1) residential lot for development as a single family residence.

Keith Heigel of Light-Heigel & Associates was present and represented the Stoners in this application.

Mr. Heigel reminded the Commission that this application was heard as a Briefing Item in October and reminded the Commission as to the content and purpose of the application.

Mr. Heigel acknowledged that there were several items still outstanding on the Township Engineer's most recent review letter, but felt that all could be adequately addressed.

The one item that Mr. Heigel reminded the Commission that was of concern was a note on a previous subdivision plan indicating that any future subdivision would require access via either Rock Point Road or Fuhman Road. Mr. Heigel indicated that the reasoning behind the note on the previous plan approval was due to zoning district delineation that basically divided the subject tract in half with the northern half being located within an Agricultural zoning district and the southern half being located in a Low-Density Residential zoning district. Therefore, the note added to the plan made sense at the time. However, since that last subdivision (to which the note was attached), the zoning district delineation line was redefined to put the entire property into the Agricultural zoning district. This note was

no longer necessary.

After further discussion, a motion was made by Mr. Johnstin and seconded by Mr. Kling that the application and all associated modifications recommended for approval by the Board of Supervisors.

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.

Mr. John Hubler of Hubler Landscaping was present and represented Mrs. Abel in this application.

The Commission was reminded that this application had been heard as a Briefing Item in December and further gave the Commission information and background on the application.

After some discussion to reiterate what was planned for this application, a motion was made by Mr. Guinivan and seconded by Mr. Hess that the application for a waiver of land development be recommended for approval by the Board of Supervisors. The motion was carried unanimously.

APPROVAL OF MINUTES – Approval of the December 7, 2017 Minutes

On a motion Mr. Hess and seconded by Mr. Johnstin the December 7, 2017 meeting minutes were approved. Motion carried unanimously.

OTHER BUSINESS

Reorganization: On a motion by Mr. Hess and seconded by Mr. Guinivan, the following positions were filled: Chair - Mr. Charles Engle, Vice Chair - Mr. Michael Guinivan. The motion was carried unanimously.

There being no further business to conduct, the meeting was adjourned at 7:15 PM on a motion by Mr. Guinivan seconded by Phil Kling. 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 FEBRUARY 8, 2018 AT 7:00 P.M.