

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

March 8, 2018

Time: 7:00 P.M._

Place: Township Building

Attending Members: Guinivan, Kling, Johnstin, and Shellenberger

Township Staff: Craig Underwood, Township Zoning Officer

Absent: Engle, Hess and Brubaker

Other Attendance as attached._

The meeting was called to order at 7:00 PM by (vice) Chairman, Guinivan who announced that there were three (3) Briefing Items and no (0) Action Items on the agenda for this meeting.

PUBLIC COMMENTS

None

BRIEFING ITEMS

1. Zoning Ordinance Amendment. An amendment is necessary to correct a typographical error in the recently adopted Zoning Ordinance amendments in Ordinance 2017-5.

Mr. Underwood identified an issue related to a front yard setback identified in Section 503.5.C.(3) which under the recently adopted Ordinance, prescribes a 60 foot setback from the centerline of a road or a 35 foot front yard setback from the edge of the right-of-way, whichever is greater . The provisions were supposed to prescribe a 50 foot setback from the centerline of a road or a 25 foot front yard setback from the edge of the right-of-way, whichever is greater.

2. **Land Development** – Blue Note Motor Inn, 1210 River Road. The proposal is to construct a second building containing nineteen (19) additional rooms and associated parking, access drives and stormwater management facilities.

Mr. Brian Cooley, D.C. Gohn Associates was present as well as Mr. and Mrs Chimanlal and Gomatiben Patel, owners of the Blue Note Motel were present to provide background and an introduction to the project and answer any questions that the Commission might have.

Mr. Cooley described the existing conditions of the property including a one story 19-room

motel building with two full movement driveways intersecting River Road (SR0441). The proposal is to add a second building to the rear of the first, containing 28 additional rooms. The second building will be accessed by a one-way access drive along the western side of the property, exiting on the eastern side of the building. Both of the new access drives will be connected to the existing access drive to the first building. The existing access driveways intersecting with River Road will remain however, the eastern-most drive will be designated as a “right-in/right-out” access drive. The western-most drive will remain full movement, being able to have access to and from both the eastbound and westbound lanes of River Road.

Mr. Cooley indicated that there recently was approval for a public sewer connection and that as part of this project, the old on-lot system would be removed. Mr. Cooley also described a private well located on the northern side of the property that would also be abandoned as Columbia Water Company will be providing public water to the property.

Currently there is no stormwater management facilities on the property, but the new proposed project will incorporate such facilities along the north side of the new building, a detention basin along the western side of the property, and two rain gardens – one along the eastern side of the property and one along the front of the property, on the north side of River Road.

- 3. Subdivision, Lot Add-on** – Joseph Hess, 488 Anderson Ferry Road. The proposal is to subdivide 20.1074 acres of an existing 119.43 acre parcel known as Lot #6 and add the 20.1074 acres to the remaining lands of 488 Anderson Ferry Road.

Mr. Jay Ebersole of Weber Surveying was present to represent Mr. Hess in this proposed lot add-on. Mr. Ebersole gave background information on the properties involved and the purpose of a portion of the one lot (Lot 6) being added to the remaining lands of Mr. Hess at 488 Anderson Ferry Road.

Mr. Ebersole indicated that all items listed in the DM/A letter of February 19, 2018 and respectfully requested that the Planning Commission take action of on this application this evening.

After further discussion, a motion was made by Mitch Shellenberger and seconded Phil Kling to recommend approval of the plan as presented to the East Donegal Township Board of Supervisors. The motion was carried.

APPROVAL OF MINUTES – Approval of the February 8, 2018 Minutes

By motion Phil Kling and seconded by Tom Johnstin the February 8, 2018 meeting minutes were approved. Motion carried unanimously.

OTHER BUSINESS

None

There being no further business to conduct, the meeting was adjourned at 7:22 PM on a motion by Phil Kling seconded by Tom Johnstin.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE A SPECIAL PUBLIC MEETING TO BE HELD ON APRIL 12, 2018 AT 7:00 P.M.