

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

April 12, 2018

Time: 7:00 P.M._

Place: Township Building

Attending Members: Engle, Guinivan, Shellenberger and Hess

Township Staff: Craig Underwood, Township Zoning Officer

Absent: Brubaker, Kling and Johnstin

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 March 8, 2018 Minutes

By motion of Mr. Guinivan and seconded by Mr. Shellenberger the March 8, 2018 meeting minutes were approved. Motion carried unanimously.

ACTION ITEMS

Modification of recent Zoning Ordinance Amendment. A recently discovered typographical error in the most recent Zoning Ordinance text amendments (Ord. 2017- 5) needs to be corrected. The issues relates 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. This correction is an amendment of Ordinance 2017-5.

Mr. Underwood reminded that Commission that this amendment to the Township Zoning Ordinance came out of a realization that there was a typographical error in the newly amended Zoning Ordinance and that this text was the corrected form.

With no further discussion or questions, Mr. Hess made a motion which was seconded by Mr. Guinivan that the amended text as written be recommended for adoption by the Township Board of Supervisors. Motion carried unanimously.

Final Subdivision and Land Development – Dale Graybill, 970 Iron Bridge Road. The proposal is to subdivide 7.5937 acres from an existing 52.18 acre tract of land and construct a single family dwelling and associated driveway and stormwater management facilities.

Mr. Steve Gergely and Mr.'s Dale and Mark Graybill were present to provide an introduction and back ground for the proposed.

Mr. Gergely provided an introduction and background to the application that included the fact that this property was located within the agricultural zoning district and that the newly created lot which will include a new residence and associated stormwater management, private on-lot well and septic system, will continue to be used for agricultural activities as it's principal use.

Further, aside from the current agricultural activities and the construction of the new house and associated services, no other portions area of the 7.5 acres would be disturbed.

Mr. Gergely indicated that they have reviewed the comment letter from the Township Engineer dated April 3, 2018, have no issues with the comments made and will be addressing such with the Engineer.

Mr. Underwood indicated that one of the important comments to be addressed will be providing evidence that there is at least one development right available to allow for this subdivision and that if there is more than one development right available, that the remaining right(s) will be assigned to remaining 44± acre tract.

The second important comment was related to the maintaining of the agricultural use of the property. Mr. Underwood suggested that a note on the plan as well as a deed restriction be provided to provide evidence that this activity will indeed be continued indefinitely.

OTHER BUSINESS

Mr. Underwood advised the Commission and provided advertisements of upcoming events that included:

Workshop sponsored and hosted by the LCPC entitled "Balancing Development and Protection" April 20, 2018 from 8:30 AM – 4:30 PM.

Workshop sponsored by the LCPC and the Lancaster County Bar Association entitled, "Thinking Beyond Boundaries" April 30, 2018 from 4:00 PM – 6:30 PM

Lancaster County Planning Commission sponsored regional meetings to discuss the County's Comprehensive Plan – Places 2040, to be held at (among other places), East Donegal Township Offices on May 23, 2018 from 7:30 AM – 9:00 AM

There being no further business to conduct, the meeting was adjourned at 7:21 PM on a motion by Mr. Guinivan seconded by Mr. Hess. Motion 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 MAY 10, 2018 AT 7:00 P.M.