

**EAST DONEGAL TOWNSHIP PLANNING COMMISSION**

**May 10, 2018**

Time: 7:00 P.M.\_

Place: Township Building

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

Township Staff: Jeffrey L. Butler, Township Manager

Absent: Shellenberger

Other Attendance as attached.

The meeting was called to order at 7:00 PM by Chairman, Engle who announced that there were two (2) Action Items and no Briefing Items on the agenda for this meeting.

**PUBLIC COMMENTS**

None

**APPROVAL OF MINUTES** – No action was taken on the draft April 12, 2018 meeting minutes due to lack of quorum of members that were in attendance at the meeting.

**ACTION ITEMS**

**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 highlights the modification being requested and items remaining on the review letter prepared by David Miller/Associates, Inc., dated May 4, 2018.

**A motion was made by Mr. Brubaker and seconded by Mr. Guinivan that the application and all associated modifications be recommended for approval by the Board of Supervisors.**

**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 71 residential lots.

Mr. Tony Trost, Third Mountain Surveying, and Mr. Gary Grossman (Partner in Frey-Hoffer Joint Venture) were present to provide an introduction and background information on the proposed subdivision.

Mr. Trost indicated that the plan has been revised following the previous meeting with the Planning Commission to address a number of zoning comments regarding setbacks, lot depths and lot widths. As a result of those revisions, there are a few less lots than initially proposed.

Mr. Trost presented a markup of the review letter prepared by David Miller/Associates, Inc. indicating how the comments are to be addressed. He stated that although there may be a large number of comments, most have already been addressed. He indicated that some required a meeting with Township staff and Township Engineer for clarification.

Mr. Engle raised an issue with the number of review comments provided by the Township Engineer. Mr. Butler reminded the members that the application is a preliminary plan. As such the approval is essentially for the general character and intensity of the development and the general arrangement of street, lots and other planned features.

Mr. Grossman stated that he has been working with Township staff and Township Engineer to address existing roadway and stormwater conditions. This has added to the time and effort to gain approval. He has already provided one extension of time for consideration of the plan and would like to be able to get an approval of the preliminary plan so that final plan preparation can start.

After further discussion, a motion was made by Mr. Guinivan and seconded Mr. Kling to recommend approval of the plan subject to the satisfaction of outstanding review comments. The motion was carried.

#### **OTHER BUSINESS**

Mr. Brad Stewart, Lancaster County Planning Commission staff member, reminded the Planning Commission of the upcoming municipal regional meeting to discuss the County's Comprehensive Plan – Places 2040. The meeting will be held at the East Donegal Municipal Building on May 23, 2018 from 7:30 AM – 9:00 AM

There being no further business to conduct, the meeting was adjourned at 7:50 PM on a motion by Mr. Kling seconded by Mr. Johnstin. Motion carried unanimously.

Respectfully Submitted,  
Jeffrey L. Butler, Township Manager

THE NEXT MEETING OF THE PLANNING COMMISSION  
WILL BE A SPECIAL PUBLIC MEETING TO BE HELD ON June 14, 2018 AT 7:00 P.M.