

EAST DONEGAL TOWNSHIP PLANNING COMMISSION

November 8, 2018

Time: 7:00 P.M._

Place: Township Building

Attending Members: Engle, Guinivan, Brubaker, Shellenberger, and Johnstin

Township Staff: Craig Underwood, Township Zoning Officer

Absent: Kling 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 four (4) Briefing Items and no (0) Action Items on the agenda for this meeting.

APPROVAL OF MINUTES – Approval of the July 12, 2018 Minutes

By motion Mr. Guinivan and seconded by Mr. Johnstin the July 12, 2018 meeting minutes were approved. Motion carried unanimously.

PUBLIC COMMENTS

None

BRIEFING ITEMS

1. **Lot Add-on**, Applicant - Jonathan & Serenity Patrick, Donegal Springs Road. The proposal is to add a 1.18 acre tract of land to the applicant's existing 2.0 acre lot. (Variance granted on September 10, 2018).

Charles Rodichok of Light-Heigel Associates was present and representing the applicants.

Mr. Rodichok provided response letters to the Engineer's comments of October 29, 2018 including a signed/stamped letter indicating that the property corner markers have been set, and asked if there were any questions.

Mr. Brubaker asked Mr. Rodichok to give the Commission some brief background and information regarding the purpose for this application.

Mr. Rodichok indicated that the purpose was to add additional land to the applicant's property to allow for a greater utilization of their property.

Mr. Underwood reminded the Commission that the original 2.0 acre subdivision occurred in 2017 and was the maximum allowable lot size for zoning district and as permitted on an annual basis by the Lancaster Agricultural Preserve Board. In 2018, a variance was sought to allow for an additional 1.18 acres to be added to the original 2-acre lot. This variance was granted.

Mr. Rodichok went on to indicate that his client has no further issues with any of the remaining comments identified on the October 29, 2018 comment letter from the Township Engineer. Mr. Rodichok further went on to identify the needed modifications from sections 503.1.I – Improvement of Existing Streets and 604.5.A – Minimum Street Cartway width as no new streets were being proposed and that this was merely a lot add-on and did not propose any changes to the use or impact to the property.

It was suggested by the Commission that since this was a fairly straight forward and simple plan that this application should be acted on tonight. Mr. Guinivan expressed concern over allowing this procedural modification but indicated that he would not vote against the motion.

There being no further question, on a motion made by Mr. Johnstin and seconded by Mr. Shellenberger the application of Jonathan and Serenity Patrick for a 1.18 acre lot add-on was recommended for approval, along with the associated modifications requested. The motion was carried.

2. **Conditional Use**, Kraybill Church Road One-Room Schoolhouse; Applicant - Eli Fisher, 727 Kraybill Church Road, request for consideration in order to permit the construction of a one-room schoolhouse on the above referenced property along the southwestern side of the referenced property on Kraybill Church Road in the agricultural zoning district.

Mr. Todd Smeigh of DC Gohn Associates was present and representing the applicant.

Mr. Smeigh gave a brief introduction and background to the application.

Mr. Smeigh provided additional documentation and a plan showing the proposed layout and usage of the area leased to the applicant for the use of the schoolhouse.

When asked about the location of the access drive which is proposed to be off the private farm lane as opposed to the public road (Kraybill Church Road), Mr. Smeigh explained that this was preferable to the applicants by providing a safer ingress and egress for the students and for better security of the leased area overall.

Mr. Smeigh explained that although a formal stormwater plan would be prepared and

submitted, it was his intent to incorporate the required stormwater management of the site development into existing facilities designed and provided for a previous improvement to the farm and that there was adequate capacity to do so.

When questioned as to any intended screening of the schoolhouse from the roadway, Mr. Smeigh indicated that there is ongoing discussion related to the possibility of such screening for both security and to act as a bit of a wind-break for the playground which is proposed in front of the schoolhouse itself.

There being no further question, on a motion made by Mr. Brubaker and seconded by Mr. Johnstin the application of Eli Fisher for a conditional use to allow for a private school to be located outside of an Urban Growth Area be moved from a Briefing Item and acted on and recommended for approval. Mr. Guinivan again expressed concern over allowing this procedural modification but indicated that he would not vote against the motion. The motion was carried.

- 3. Waiver of Land Development Processing**, Kraybill Church Road One-Room Schoolhouse; Applicant - Eli Fisher, 727 Kraybill Church Road. The request is for consideration of a waiver of Land Development processing due to the limited scope of the project and improvements and with the understanding that a Stormwater Management Plan will be submitted for review and approval prior to any permits being issued for such construction on the above referenced property along the southwestern side of the referenced property on Kraybill Church Road in the agricultural zoning district.

As there was nothing further to add in discussion or questions, it was determined that this application should be held as a Briefing Item until after the Board of Supervisors rendered a decision related to the aforementioned conditional use application.

- 4. Final Subdivision and Land Development**, Hoffer-Frey, Joint Venture, Bridle Path, Phase 3; Applicant - Frey-Hoffer Joint Venture, 415 Coffee Goss Road. The proposal is to subdivide a 24.32 acre tract of land located on Coffee Goss road (currently Lot #36) into 78 lots of 75 dwelling units.

Mr. Gary Grossman, owner/developer and Mr. Anthony Trost, design professional were present and provided an introduction and background to the application.

Mr. Grossman reminded the Commission that this development was proposed and approved as a Preliminary Land Development Plan last spring.

Mr. Grossman went on to discuss that through further discussions some minor site changes were made since the last approval by eliminating one roadway and introducing a cul-de-sac'ed roadway (Equine Drive). This re-configuration also provided for an additional four (4)

lots. There was also additional stormwater management provisions and facilities provided to assist in managing stormwater run-off on the adjacent Stoner tract.

ACTION ITEMS

None beyond which was approved this evening.

OTHER BUSINESS

None

There being no further business to conduct, the meeting was adjourned at 8:20 PM on a motion by Mr. Guinivan seconded by Mr. Johnstin.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION
WILL BE HELD ON December 13, 2018 AT 7:00 P.M.