

**EAST DONEGAL TOWNSHIP PLANNING COMMISSION**  
**September 12, 2019**

Time: 7:00 P.M.\_

Place: Township Building

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

Township Staff: Craig Underwood, Township Zoning Officer

Absent: Hess, Engle

Other Attendance as attached.\_

The meeting was called to order at 7:00 PM by (vice) Chairman, Guinivan who announced that there were no Action or Briefing Items to be considered however, there is one (1) Zoning Review Item (Conditional Use – Graybill) for consideration on the agenda for this meeting.

**PUBLIC COMMENTS**

None

**APPROVAL OF MINUTES** – Approval of the August 8, 2019 Minutes

By motion of Mr. Kling and seconded by Mr. Shellenberger the August 8, 2019 meeting minutes were approved. Motion carried. Mr. Johnstin abstained as he was absent from the August 8<sup>th</sup> meeting.

**ZONING REVIEW**

**Conditional Use – Riding Academy**, Dale Graybill, 970 Iron Bridge Road. The purpose of this conditional use is to allow for the existing permitted horse farm which currently provides for the boarding of horses, to also permit the offering of riding lessons to the general public, equine therapy, and periodic horse shows and related events at the applicant's existing indoor and outdoor arenas at 1140 Union School Road.

**Discussion:**

Mr. Underwood introduced the application by stating that Riding Academies are a permitted use in agricultural zoning districts as a Conditional Use, as approved by the East Donegal Township Board of Supervisors. The Board recognized the submission of the application at their September 5, 2019 meeting and set a hearing date of October 3, 2019.

Mr. Underwood indicated that it appears that the applicant has met the burden of proof in complying with the criteria established for such uses under sections 502,502.B.(4), 946, and 1108 of Chapter 27, Parts, 5, 9 and 11 of the East Donegal Township Zoning Ordinance. Mr. Underwood continued and suggested that If the Planning Commission felt so inclined, it should provide a recommendation to either approve or deny the application on this evening.

Mr. Dale Graybill, owner of the property was present and provided an introduction and background information on the application.

Mr. Graybill indicated that the current use is agriculture – being used for the raising and boarding of horses as well as providing riding lessons. This has been the use of the property for the past twenty five (25) years. Mr. Graybill went further and advised the Commission that he was the property owner and maintained the property. The actual day-to-day operations of the raising and boarding of the horses as well as the additional proposed activities related to the riding academy are, and would be leased to in-house staffing. Mr. Graybill indicated that there were approximately twenty five (25) horses at the farm at any one time.

Mr. Graybill distributed to the Commission a site plan which identified the existing facilities as well as areas of existing and proposed parking.

Mr. Graybill then proceeded to review the criteria for “Riding Academies” as prescribed in Section 946 of Chapter 27, Part 9 of the East Donegal Township Zoning Ordinance and how the proposed riding academy would be fully compliant with the criteria.

When questioned about the type of “horse shows” that were being described as part of this application, Mr. Graybill indicated that those “members” of the riding academy would be participating in more of an intramural type of competition between each other with the purpose of advancing good horsemanship and educating the riders and public about horsemanship in general. Further, Mr. Graybill indicated that this facility would be utilized for the caring for rescue horses and associated fund-raising events. It was not the applicant’s intention to organize local, regional or national events.

Mr. Underwood asked for a better understanding of what “equine therapy” was. Mr. Graybill indicated that the main purpose of the “equine therapy” use would be more of a train-the-trainer function.

The Commission inquired as to what changes to the current operations would be anticipated to incorporate the additional amenities and services to the facility. Mr. Graybill indicated that there would be little in the way of changes to the current facilities other than some upgrade to some of the fencing.

Mr. Graybill also indicated that the Lancaster County Agricultural Preserve Board has concurred with the proposed used and an email from the Board has been included in the submission.

Mr. Roger Martin of 1141 Union School Road was present and offered support for the application.

There being no further questions or comments, a motion was made by Mr. Brubaker and seconded by Mr. Johnstin to recommend approval by the East Donegal Township Board of Supervisors of the application for conditional use to allow for a riding academy as presented by the applicant at 1140 Union School Road. The motion was carried unanimously.

### **OTHER BUSINESS**

**None**

There being no further business to conduct, the meeting was adjourned at 7:17 PM on a motion by Mr. Kling seconded by Mr. Brubaker .

Respectfully Submitted,  
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE PLANNING COMMISSION  
WILL BE HELD ON October 10, 2019 AT 7:00 P.M.