

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Reorganizational and Special Meeting of January 9, 2014

The regular meeting of the West Donegal Township Planning Commission was called to order at 7:00 p.m. by Chairman Wayne Miller with the Pledge of Allegiance, a moment of silent prayer and the announcement that the meeting is being taped for minute taking purposes. This was a Special Meeting with the Board of Supervisors. Commission members present were Wayne Miller, John Brandt, Don Kreider, and Eric Kreider. Supervisors present were: Roger Snyder, John Yoder, Clair Hilsher, and Ralph Horne. Absent was Supervisor Doug Hottenstein. Also in attendance were Gene Oldham, Township Manager; Josele Cleary, Township Solicitor; Pat Kadel, LCPC; and Jennifer Prunoske of Hanover Engineering Associates, Inc. (HEA); .

The reorganization portion of the meeting followed.

REORGANIZATION:

Chairman Miller called for nominations for Temporary Chairman. A **D. Kreider/Brandt** motion was made to appoint Manager Gene Oldham as temporary Chairperson. Motion carried 4-0.

Manager Oldham opened nominations for Chairman. A **D. Kreider/Brandt** motion was made to re-appoint Wayne Miller as Chairman. Motion carried 3-0 with Wayne Miller abstaining. Chairman Miller now presides over the remainder of the meeting.

Nominations continued:

On a **Brandt/E. Kreider** motion, Don Kreider was nominated for Vice-Chairman. With no other nominations, motion carried 3-0.

On a **D. Kreider/E. Kreider** motion, John Brandt was nominated as Secretary. With no other nominations, motion carried 3-0.

On a **D. Kreider/Brandt** motion, Eric Kreider was nominated as Assistant Secretary. With no other nominations, motion carried 3-0.

MINUTES: The minutes of December 12, 2013 meeting were approved on a **D. Kreider/Brandt** motion. Motion carried.

PUBLIC COMMENTS: Pat Kadel provided a heads up regarding the FEMA Maps update. She informed us that there is a 30-day review process for municipal comments on the revised maps.

AGENDA ITEMS:

1. **Project MARC, Brian Cooley, D.C. Gohn Associates, Inc., (WDT 13-13), 2nd Review.** Brian Cooley presented an update on the project plans, including requesting three additional modifications/waivers. A review letter, dated January 8, 2014, was prepared by Hanover Engineering Associates, Inc.

The following modifications/waivers were presented:

Subdivision and Land Development Ordinance

A. Sections 200.35.S(10) and 200.36.A(8)(b) – All parking compounds and access drives shall be paved to a minimum standard of the road and sidewalk ordinance. A brief discussion followed regarding the borings and related psi results and what would happen should they not be able to meet the onsite requirements prior to proof rolling.

Storm Water Management and Earth Disturbance Ordinance

- A. Section 190-20.M(1) – The 2-, 5- and 10-year post-development peak flow must be less than or equal to 50% of the corresponding calculated 2-, 5- and 10-year pre-development peak flows (Drainage Area D and Drainage Area O). Mr. Cooley explained the justification for this modification/waiver.
- B. Section 190-25.G(5)(d) – Limiting Zone Minimum 24-inch Separation. Mr. Cooley explained the justification for this modification/waiver is based on the results from the Hydrogeological Study. Concerns were raised by Manager Oldham how/if there would be impacts to the downstream wells and what the analyzed results were from the Hydrogeological Study.

After the discussions, the following motions were made:

I, Don Kreider, move that the Planning Commission recommend that the Board of Supervisors grant modifications from the requirements of Subdivision and Land Development Ordinance Sections 200-35.S(10) concerning access drive pavement requirements and 200-36.A(8)(b) concerning parking and access drive pavement requirements as described in the letter from Hanover Engineering Associates, Inc., dated January 8, 2014, relating to the Final Subdivision and Land Development and Lot Add-On Plan for Conewago Industrial Park Project MARC, conditioned upon Hanover Engineering Associates, Inc., letter and that an inspector be present to confirm proper compaction and proof rolling of the subgrade and the base course cannot be paved until any issues are resolved. Motion was seconded by John Brandt. Motion carried

I, Don Kreider, move that the Planning Commission recommend that the Board of Supervisors grant modifications of the requirements of Storm Water Management Ordinance Section 190-20.M(1) concerning reduction of post-development peak flow to allow modifications for Drainage Area D and Drainage Area O as described in the letter from Hanover Engineering Associates, Inc., dated January 8, 2014, 2014, relating to the Final Subdivision and Land Development and Lot Add-on Plan for Conewago Industrial Park Project MARC, subject to the condition that the applicant provide the peak rate percent reduction achieved based on the proposed design. Motion was seconded by John Brandt. Motion carried

I, Don Kreider, move that the Planning Commission recommend that the Board of Supervisors grant modifications from Storm Water Management Ordinance Section 190-25-G(5)(d) requiring that the bottom of an excavated storm water

detention basin be a minimum of two feet above the seasonal high water table or bedrock for all four basins as described in the letter from Hanover Engineering Associates, Inc., dated January 8, 2014, relating to the Final Subdivision and Land Development and Lot Add-on Plan for Conewago Industrial Park Project MARC subject to the condition that the basins be constructed as set forth in the Hanover Engineering Associates, Inc. letter and shown on the plan. Motion was seconded by John Brandt. Motion carried.

At the conclusion of the discussion and approval of the modifications/waivers by the Planning Commission, the following motion was made:

I, Don Kreider, move that the Planning Commission recommend that the Board of Supervisors grant approval of the Final Subdivision and Land Development and Lot Add-on Plan for Conewago Industrial Park Project MARC conditioned upon satisfaction of the issues described in the letter from Hanover Engineering Associates, Inc., dated January 8, 2014. Motion was seconded by John Brandt. Motion carried.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER: None

ADJOURNMENT: A **Kreider/Martin** motion was made to adjourn the meeting at 7:50 p.m. Motion carried.

Submitted by:

John Brandt
Secretary