

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Meeting of March 14, 2013

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. Commission members present were Wayne Miller, John Martin, John Brandt, and Don Kreider. Also in attendance was Gene Oldham, Township Manager.

MINUTES: The minutes of the January 11, 2013 Reorganizational and Regular meeting were approved on a **Brandt/Kreider** motion. Motion carried.

PUBLIC COMMENTS: None

AGENDA ITEMS:

1. Agrifrost, LLC Sketch Plan, Mark Magrecki, RLA, PennTerra Engineering, Inc. (1st Review) – Mr. Magrecki was present to share the sketch plan concept with the Planning Commission members to receive input/recommendations prior to possibly requesting rezoning a portion of the property to R-3. Mr. Magrecki explained that the owner of Agrifrost property located along Harrisburg Avenue in Rheems, which is currently zoned Industrial. The 7.4-acre parcel that housed the Agrifrost operations will remain an Industrial use. The owner is asking that a part of the southern portion of the property to be rezoned R-3. Mr. Magrecki shared a compact footprint of a possible sketch plan with 210 apartment/townhouse type units. He also explained that the streets would be private and would not be dedicated or maintained by the Township. It is also anticipated that portions of the subdivided property would be used as a recreational/open space area enhancing that type of use around the onsite elementary school.

Discussion included concerns regarding access to the site, the number of accesses, the proximity of the development to the operating quarry, and the floodplain area. It was agreed that these concerns were valid and could be addressed during the plan review process.

Mr. Miller recommended that during the subdivision and land development process that the 7.4-acre Industrial parcel be enlarged to encompass 10 acres to allow for additional stormwater management and parking for an industrial-use customer.

Following this discussion, there was a consensus among those present that they would be agreeable to rezoning a portion of the current Agrifrost property to R-3.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER:

ADJOURNMENT: A **Kreider/Brandt** motion was made to adjourn the meeting at 7:47 p.m. Motion carried.

Submitted by:

Wendy Cain
Wayne Miller