

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Meeting of May 8, 2014

The regular meeting of the West Donegal Township Planning Commission was called to order at 7:00 p.m. by Vice-Chairman Don Kreider 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 Eric Kreider, John Brandt, and Phil Dunn. Wayne Miller was absent. Also in attendance were Gene Oldham, PE, Township Manager/Engineer; and Jennifer Prunoske of Hanover Engineering Associates, Inc. (HEA).

MINUTES: The minutes of the April 10, 2014 meeting were approved on a **Brandt/E. Kreider** motion. Motion carried.

PUBLIC COMMENTS: None.

AGENDA ITEMS:

1. **Timothy & Linda Bartholemew, Lot Add-on Plan, Todd Smeigh, PE, D.C. Gohn Associates, Inc., 1st Review.** Mr. Smeigh, Engineer representative, was present to discuss the plan. Review letters were provided by the Township Engineer, dated April 24, 2014 and Township Solicitor Josele Cleary, dated April 14, 2014. Mr. Smeigh explained that .0475 acres were being added from Andrew Brown's adjacent property to the Bartholemew property located at 5559 Bossler Road resulting in a 1.107-acre lot. A brief discussion followed with a discussion on additional rights-of-way being added to the plan for the Township.

On a **Brandt/Dunn** motion, the Planning Commission recommended that the Board of Supervisors grant approval of the Timothy & Linda Bartholemew Lot Add-on Plan contingent upon satisfying the review comments described in Township Engineer's letter, dated April 24, 2014 and Solicitor Cleary's letter, dated April 14, 2014, and the Township receiving additional rights-of-way along Poplar Path and White Pine Drive in the vicinity of the lot add-on as agreed. Motion carried.

2. **Stoneybrook Phase 1B, Final Subdivision Plan, Todd Smeigh, PE, D.C. Gohn Associates, Inc. 2nd Review.** Mr. Smeigh, Engineer representative, and Bob Gruber, owner, were on hand to represent the plan. Review letters were provided by HEA, dated May 8, 2014, and Township Solicitor Josele Cleary, dated April 16, 2014.

Mr. Smeigh reviewed the new waivers/modifications/deferrals requested since the last Planning Commission meeting as specified in HEA's comment letter, dated May 8, 2014. After a brief discussion/clarification on these deferrals/modifications, the following motions were made contingent upon meeting conditions and guidelines listed in the Lancaster County Planning Commission (LCPC) draft review, dated May 5, 2014, HEA's review letter, dated May 8, 2014, and Solicitor Cleary's review letter, dated April 16, 2014.

1. Mr. Smeigh noted that the language for modification request item #8 – Section 200-43.B – On-Lot Sewage Disposal was amended per D.C. Gohn Associates, Inc., dated May 8, 2014. On a **Brandt/Dunn** motion, this modification was approved as clarified in D.C. Gohn's letter dated May 8, 2014. Motion carried.

2. Modification request #12 – Section 190.25.G(5)(d) – Limiting Zone – Mr. Smeigh explained that the limiting zone will be addressed by installing a time extended detention basin. He further explained that this limiting zone will be over-excavating one area and taking out the limiting zone soils and refilling it with stabilizing soils. Mr. Oldham questioned whether this remedy of the limiting zone soils could result in detrimental impact to the adjacent wetlands. Mr. Smeigh stated that Vortex Environmental. D.C. Gohn's environmental specialists, has verbally confirmed that there will be little or no negative impact to the surrounding wetlands. Vortex Environmental will be submitting written documentation supporting their findings. On a **Brandt/E. Kreider** motion, this modification was approved with an additional condition that written confirmation from Vortex Environmental regarding support of the limiting zone design be submitted as part of this motion and the final review letter from LCPC indicates their approval of the plan. Motion carried.
3. Deferral request item #2 – Section 200-35.L – West Ridge Road Widening and Overlay. On a **Dunn/Brandt** motion, this deferral was approved. Motion carried.
4. Modification request item #3 – Section 200-35.M(4)(b) – Trench Restoration Backfill. On a **Brandt/Dunn** motion, this modification was approved. Motion carried.
5. Modification request #4 – Section 200-35.N(2) – Centerline on Opposite Side of Street. On an **E. Kreider/Dunn** motion, this modification was approved. Motion carried.
6. Modification request #5 – Section 200-35.N(6) – Radius of 25 Feet for Alley. On an **E. Kreider/Dunn** motion, this modification was approved. Motion carried.
7. Modification request #6 – Section 200-35.O(1) – Clear Sight Triangles for Alley. On a **Brandt/Dunn** motion, this modification was approved. Motion carried.
8. Modification request #7 – Section 200-35.R(7) – Structure within 30 Feet of Alley. On an **E. Kreider/Brandt** motion, this modification was approved. Motion carried.

On an **E. Kreider/Dunn** motion, the Planning Commission recommended that the Board of Supervisors grant approval of the Stoney Brook Phase 1B Final Subdivision Plan contingent upon satisfying the issues/review comments described in HEA's letter, dated May 8, 2014, LCPC's final review letter (yet to be submitted), and Solicitor Cleary's letter, dated April 16, 2014. Motion carried.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER: None

ADJOURNMENT: A **Brandt/E. Kreider** motion was made to adjourn the meeting at 8:10 p.m. Motion carried.

Submitted by:

John Brandt
Secretary