

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Meeting of May 9, 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, Don Kreider, John Martin, John Brandt, and Eric Kreider. Also in attendance were Gene Oldham, Township Manager, Jennifer Prunoske, Hanover Engineering, and Pat Kadel, Lancaster County Planning Commission.

MINUTES: The minutes of the March 14 meeting were approved on a Brandt/Martin motion. Motion carried. The minutes of the April 11, 2013 meeting were approved on a Brandt/E. Kreider motion. Motion carried.

PUBLIC COMMENTS: none

AGENDA ITEMS:

1. Final Subdivision Plan, Donegal Woods Phase 1B, James Boyer, PE, David Miller/Associates, Inc. (1st Review)

James Boyer of David Miller/Associates, Inc. and Greg Kile, owner were present to represent the plan. An engineer's review was provided by Eugene Oldham, PE, PLS, in his letter, dated May 2, 2013. The Township Solicitor provided review comments via a letter dated April 16, 2013. Mr. Boyer explained that there were two changes since the Phase 1B plans were submitted. The two stub streets Amber Wood Lane and Acorn Lane will not be completed during this phase. Instead, the homes originally sited to front on those streets, will be revised to front on Preys Road and those two streets will be deferred to be developed until the next phase.

Mr. Oldham recommended that easements should be marked prior to development. Mr. Boyer and Mr. Kile concurred that this recommendation could be done.

A D. Kreider/Brandt motion was made to table the plan. Motion carried.

2. Final Subdivision Plan for Stoneybrook Phase 1B and Lot Add on Plan, Todd Smeigh, D.E. Gohn Associates, Inc. (1st Review).

Due to a conflict of interest, Mr. Miller dismissed himself and deferred chairmanship to Don Kreider for this plan. Mr. Oldham also excused himself from the table. The meeting continued with Mr. D. Kreider as acting chairman.

Todd Smeigh was on hand to present the plan. He explained the original plan was an open space development. He then continued by explaining that the new concept will include Phase 1B with 52 lots and all associated improvements and the addition of the lot add on was required by the lender. Review comments were provided by the Township Engineer in their letter, dated May 2, 2013, and the Township Solicitor, dated April 23, 2013. Per the Township Solicitor review, a zoning hearing will be required as it is a non-conforming lot. Mr. Smeigh stated that there are numerous joint permits, along with a required zoning hearing, and lots of work to be completed prior to any plans being submitted for Township review. The plans were tabled on a Martin/Brandt motion. Motion carried with Wayne Miller deferring from the vote.

D. KREIDER PASSED CHAIRMANSHIP BACK TO MR. MILLER.

- 3. GRACE BROTHERS CHURCH, WAIVER OF PLAN REVIEW, DEFER TO MOUNT JOY TOWNSHIP - Todd Smeigh of D.E. Gohn Associates, Inc. was present to plan. Mr. Smeigh explained that the church's property is located in Mount Joy; however, the adjoining property line extends into West Donegal Township. Therefore, they are asking for the plan review to be deferred to Mount Joy Township. It was agreed on a motion/D. Kreider motion to this verbal waiver request contingent upon the completion of the required Appendix 17 with all applicable fees being paid to West Donegal Township. Motion carried.**
- 4. SALDO (3rd Review) Ms. Prunoske stated that Lepe provided an informal review and Gene, Wayne and she reviewed their comments and added a few revisions/additions. She provided a brief synopsis of those revisions/additions. On a D. Kreider/Brandt motion the draft SALDO will be shared with the Board of Supervisors with the additional comments of the addition of the walking trail topping as agreed upon at tonight's meeting. Motion carried.**

DISCUSSION ITEMS:

- 1. Act 167 - The county has reviewed and approved the plan. It has been sent to DEP for their final approval. Municipalities will receive a letter from DEP indicating six months to implement a new stormwater management ordinance.**
- 2. Act 537 Plan Update - The Planning Commission was notified that the Act 537 Plan Update is finalized and in the hands of the Board of Supervisors.**

FOR GOOD OF ORDER:

ADJOURNMENT: A Brandt/D. Kreider motion was made to adjourn the meeting at 8:30 P.M. Motion carried.

Submitted by Wendy Cain for:

**John Martin II
Secretary**