

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Meeting of May 14, 2015

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 Don Kreider, Eric Kreider, John Brandt, and Phil Dunn. Also in attendance was Gene Oldham, PE, Township Manager/Engineer, Pam Craddock, Assistant Zoning Officer and Brad Stewart, Senior Community Planner, Lancaster County Planning Commission.

MINUTES: The minutes of the April 9, 2015 meeting were approved on a **D. Kreider/Dunn** motion. Motion carried.

PUBLIC COMMENTS: None.

AGENDA ITEMS:

1. **Final Subdivision and Land Development Plan for Exeter 1499 Zeager, L.P, WDT 14-10, Represented by Joseph Gurney, First Capital Engineering.** Joseph Gurney was present to answer any final questions the Planning Commission had about the project and to address a few of the comments that were brought up in previous meetings. Review letters were provided by the Township Engineer, dated May 7, 2015, the Township Solicitor Josele Cleary, dated January 15, 2015, and the Lancaster County Planning Commission, dated February 24, 2015. A number of waivers and modifications were requested:
 - a. Section 200-26.C – Curb Height
 - b. Section 200-20.C.3 – Existing Features Within 200 Feet
 - c. Section 200-21.A – Scale
 - d. Section 190-32 – Volume Control
 - e. Section 190-34.E – Stormwater Watershed Transfer
 - f. Section 190-33.C – Rate Control, 24-Hour Dewatering

The waivers and modifications were approved on a **D. Kreider/Brandt** motion. Motion carried. A second **D. Kreider/Brandt** motion was made to move the plan on to the Board of Supervisors. Motion carried.

2. **Final Subdivision Plan for Donegal Woods – Phase 2, Popular Path, WDT 15-05, Represented by Jim Boyer, David Miller/Associates Inc.** Jim Boyer discussed a few details about the plan for Donegal Woods – Phase 2 and answered questions from the Planning Commission. Review letters were provided by the Township

Engineer, dated April 27, 2015, the Township Solicitor Josele Cleary, dated April 11, 2015, and the Lancaster County Planning Commission, dated May 12, 2015.

On a **D. Kreider/Brandt** motion, the plan was moved on to the Board of Supervisors, contingent upon compliance with the Engineer's review letter dated April 27, 2015 and a future letter the Township Engineer will be writing. Motion carried

3. **Major Stormwater Management Plan for David & Janet Hawthorne, Bossler Road, WDT 15-06, Represented by Peter Andrulis.** Peter Andrulis, was present to represent the plan. He explained the project and answered a few questions from the Planning Commission. A review letter was provided from the Township Engineer, dated April 30, 2015. The following waiver was requested:

- a. Section 190-31.J.4 – A waiver of requirement to provide the carbonate geology review and certification by a geologist has been required due to the location within West Donegal Township noting the site is not in carbonite geology.

On a **D. Kreider/Brandt** motion, the waiver was granted. Motion carried. A second **D. Kreider/Brandt** motion was made to send the plan on to the Board of Supervisors contingent upon compliance with the Engineer's review comment letter dated April 30, 2015 and an incoming letter from the Township Solicitor Josele Cleary. Motion carried.

4. **Review of Zoning Ordinance Revisions.** There was a brief discussion of the revisions made to the Zoning Ordinance. The Township Solicitor Josele Cleary sent a letter, dated April 21, 2015, which recommended a few changes be made to the previously revised ordinance.

On a **Dunn/D. Kreider** motion, the revisions of the Zoning Ordinance were approved and sent to the Board of Supervisors. Motion carried.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER: None

ADJOURNMENT: A **D. Kreider/Brandt** motion was made to adjourn the meeting at 7:41 p.m. Motion carried.

Submitted by Pam Craddock for:

John Brandt
Secretary