

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Meeting of June 13, 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, and Eric Kreider. John Brandt was absent. Also in attendance were Gene Oldham, Township Manager, and Pat Kadel, Lancaster County Planning Commission.

MINUTES: The minutes of the May 9 meeting were approved on a **D. Kreider/Martin** motion. Motion carried.

PUBLIC COMMENTS: None

AGENDA ITEMS:

1. Conoy Brethren in Christ Church, Waiver of Major Land Disturbance Plan, Todd Smeigh, PE, D.C. Gohn Associates, Inc. - Todd Smeigh of D.C. Gohn Associates, Inc. was present to plan. Hanover Engineering Associates, Inc. (HEA) prepared review comments documented in a letter dated June 10, 2013. Mr. Smeigh explained that all stormwater management comments as specified in the review letters would be addressed in the Minor Land Disturbance Plan. He also shared the design of a rain garden which enhanced those stormwater runoff conditions. He asked that the Township dispense with the General Comments as submitted by HEA. A brief discussion followed.

The waiver was recommended for approval on a **Martin/D. Kreider** motion contingent upon the adherence (with the exception of the General Comments) to the HEA review letter, dated June 10, 2013, and any Township Solicitor comments. This motion also included passing on the waiver request to the Board of Supervisors. Motion carried.

2. CLL Properties – Waiver of Deferral of Plan Review, Ted Cromley, Diehm & Son (1st Review). Mr. Cromley was present to explain that this property is located in West and East Donegal Townships. The existing lot is in West Donegal Township and the entire new lot is in East Donegal Township with no improvements or changes planned for the portion of the property located in West Donegal Township. Access to Landis Road will be dedicated to West Donegal Township. Review comments were presented in letters, dated June 3, 2013, by Eugene Oldham, PE, Township Engineer, and May 31, 2013 and June 5, 2013 by the Township Solicitor. After a brief discussion, it was recommended that the waiver be granted on a **D. Kreider/Martin** motion conditional upon all comments provided in the review letters as presented. Motion carried.
3. Final Subdivision Plan, Donegal Woods Phase 1B, Todd Vaughn, David Miller/Associates, Inc. (2nd Review) – Todd Vaughn of David Miller/Associates,

Inc. and Greg Kile, owner, were on hand to present the plan. An Engineer's review was provided by Eugene Oldham, PE, PLS, in his letter, dated June 10, 2013. The Township Solicitor provided review comments via a letter dated June 10, 2013.

The following waivers/modifications were requested:

- a. Section 200-31-2 – Drafting Standards – Plan Scale
- b. Section 200-35.T (4) – Driveway Width (Lot 16 Only)
- c. Section 190.23.1 – Minimum Pipe Cover at Proposed Driveway Culvert

Mr. Vaughn explained the waiver/modification requests in detail. A brief discussion followed. Mr. Miller stated that during inspections for construction of Phase 1A issues regarding the grading of the roadside swales has been noted. Mr. Miller recommended that these concerns be addressed with the builder prior to the construction of Phase 1B. It was agreed that the grading revisions would also be discussed during the onsite pre-construction meeting.

A D. Kreider/Martin motion was made to recommend approval of the plan contingent upon meeting the requirements in the Engineer letter, dated June 10, 2013, and the Township Solicitor's letter, dated June 10, 2013. The motion also included passing the plan onto the Board of Supervisors. Motion carried.

4. Summit at Stonemill – Waiver Requests

In the absence of the builder, Gene Oldham, Township Engineer, who reviewed the plan per his letter, dated June 11, 2013, presented the waiver requests which included.

- a. Section 200-42.D – Request to Eliminate 4' Planting and Curb Creating a Boulevard on Fieldcrest Drive.
- b. Section 200.35.K – Reduction in Plantings.

Mr. Oldham explained that the existing plan had been approved by the Planning Commission and granting of these waivers would only slightly change the design of the development.

After a brief discussion, it was recommended that the waivers be granted on a **D. Kreider/Martin** motion contingent upon the comments being met in the Engineer review letter, dated June 11, 2013. This motion also included the waiver requests being passed onto the Board of Supervisors. Motion carried.

5. Zoning Amendment – Rural Heritage Meeting Center

Kurt Williams of Salzmann Hughes, PC was present to share how this zoning amendment was developed with participation from the Board of Supervisors and

Township Solicitor Josele Cleary. With the input from all parties, an ordinance was prepared to address all details and to amend the Zoning Ordinance. He explained that the Rural Heritage Meeting Center activities would only be available in the Rural Zoning District. Applicants wishing to use their property for any such events as specified in this ordinance would do so by special exception from the Zoning Hearing Board.

A brief discussion followed, which included questions by Pat Kadel including why rural and not agricultural areas were specified and would there be restrictions on hours of operations. Mr. Williams stated that the Board of Supervisors recommended Rural zoned areas only. He suggested that an operational plan could be discussed for the events during the Zoning Hearing Board presentation for the Zoning Hearing Board's approval.

On a **Martin/D. Kreider** motion this Zoning Amendment was recommended for approval and passed onto the Board of Supervisors. Motion carried.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER: None

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

Submitted by Wendy Cain for:

John Martin II
Secretary