

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Regular Meeting of September 8, 2016

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, Eric Kreider, James Miller, and Matthew Aungst. Also in attendance were 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 July 14, 2016 meeting were approved on a **D. Kreider/E. Kreider** motion. Motion carried 3-0. The minutes of August 11, 2016 meeting were approved on an **E. Kreider/W. Miller** motion. Motion carried.

PUBLIC COMMENTS: None

AGENDA ITEMS:

1. Preliminary/Final Land Development Plan for Masonic Village Landscape Building, 1 Masonic Drive, WDT 16-08, Represented by Rettew Associates.

Cathy Lee was present to explain the project to the Planning Commission. Ms. Lee summarized the plan and discussed the stormwater in a little more detail. She also discussed the flood study that was done to define the floodway. Review letters were provided by the Township Engineer, dated September 7, 2016, the Township Solicitor Josele Cleary, dated August 3, 2016 and September 6, 2016, and by the Lancaster County Planning Commission dated August 23, 2016. Cathy Lee also discussed the waivers requested. The waivers are as follows.

- a. Section 200-13 – Preliminary Plan
- b. Section 200-19 – Traffic Impact Study
- c. Section 200-36.C.1 – Curb Requirement
- d. Section 200-35.N(2) – The distance between the centerline of streets opening onto the opposite sides of existing or proposed streets shall be no less than 150 feet between centerlines, measured along the centerline of the street being intersected.
- e. Section 200-35.S(5) – Access drives shall have a cartway width of 24 feet for two way traffic without parking.
- f. Section 200-35.S(6) – Vertical and horizontal alignments of access drives shall conform to the specifications for local streets as stated in Sections 200-35.I and J. A modification of the vertical alignments is not being requested.
- g. Section 190-36 – A Riparian Corridor Easement is required which shall be described and recorded at the Lancaster County Recorder of Deeds office.

The waivers were approved on a **D. Kreider/Aungst** motion. Motion carried. A **D. Kreider/J. Miller** motion was made to give approval under the conditions of the Township's Engineer's letter of September 7, 2016, and the Township's Solicitor's letters of August 3, 2016 and September 6, 2016. The conditional approval will allow the plan to move forward to the Board of Supervisors. Motion carried.

2. Ordinance to Amend the Code of Ordinances of the Township of West Donegal, Chapter 240, Zoning, to add regulations governing certain communication towers. The Planning Commission discussed a few details of the ordinance and the overall need to have some type of regulation of cell towers in the Township. Brad Stewart, Lancaster County Planning Commission, also discussed the importance of this type of ordinance and applauded the Township for being proactive on this subject.

A D. Kreider/E. Kreider motion was made to recommend the addition of language relating to the requirement of proof of insurance for the communication towers and to move the amendment to the ordinance on to the Board of Supervisors. Motion carried.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER: None

ADJOURNMENT: **A D. Kreider/ E. Kreider** motion was made to adjourn the meeting at 7:44 p.m. Motion carried.

Submitted by Pam Craddock for:

Eric Kreider
Secretary