

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Meeting of September 11, 2014

The regular meeting of the West Donegal Township Planning Commission was called to order at 7:02 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, and John Brandt. Also in attendance were Gene Oldham, PE, Township Manager/ Engineer and Pam Craddock, Planning and Zoning Administrative Assistant. Phil Dunn was absent.

Gene Oldham presented Pam Craddock to the Commission and explained her role at the Township and her educational background.

MINUTES: The minutes of the August 14, 2014 meeting were approved on a **D. Kreider/ J. Brandt** motion. Motion carried.

PUBLIC COMMENTS: None.

AGENDA ITEMS:

1. Final subdivision plan for Agrifrost, LLC (WDT 14-09) presented by Mark Magrecki, Penn Terra Engineering Incorporated (2nd Review).

Waivers requested:

- a. §200.13- Preliminary Plan Processing
- b. §200.21.A- Plan Scale

After discussion of the plan on a **D. Kreider/J. Brandt** motion the waivers were granted.

Defer of the following:

- a. §200.24- Wetland Study

On a motion by **D. Kreider/J. Brandt** the wetland study was recommended for deferment until a Land Development Plan is submitted. Motion approved.

On a **D. Kreider/J. Brandt** motion, the Commission recommended passing the plan to the Board of Supervisors contingent upon compliance with the Engineers review letter dated September 9, 2014, the Township Solicitor's letter of April 24, 2014 and any LCPC comments. Motion Passed.

2. Final Land Disturbance Plan for Maytown Road- 2nd Building (WDT 13-15) 2nd Review, prepared by Robert Gabriel and Associates. Robert Kettering represented the plan.

Waivers requested:

- a. §200-35.S.8- Access Drive Separation
- b. §200-35.C.1- Curb. Waiver was limited to the south curb and center landscape island.
- c. §200-19- Traffic Impact Study
- d. §190-22.D- Basin Bottom Slope

After a brief review of the plan and discussion, on a **D. Kreider/J. Brandt** motion the waivers were approved.

Defer of the following:

- a. §200-36.C.1- Curb along Maytown Road deferred until the Board of Supervisors calls for installation.

On a **D. Kreider/J. Brandt** motion the deferment of curb installation along Maytown Road was approved. Motion carried.

Initial Plan for site

On a **D. Kreider/E. Kreider** motion a waiver of the original paving specification for the 1st building was granted to allow the paving to conform to §200-35.S.10 regarding paving thickness. Motion carried.

On a **D. Kreider/J. Brandt** motion the Commission recommended passing the plan to the Board of Supervisors upon compliance with the Engineer's review letter of September 3, 2014, the Township Solicitor's letter dated August 19, 2014 and LCPC comments of December 24, 2013.

DISCUSSION ITEMS:

The Planning Commission reviewed changes to the Zoning Ordinance regarding definitions and agricultural use of property.

FOR GOOD OF ORDER: None

ADJOURNMENT: A **D. Kreider/J. Brandt** motion was made to adjourn the meeting at 8:21 p.m. Motion carried.

Submitted by Gene Oldham for:

John Brandt
Secretary