

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Meeting of November 13, 2014

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, Phil Dunn, and John Brandt. Also in attendance were Gene Oldham, PE, Township Manager/ Engineer and Pam Craddock, Planning and Zoning Administrative Assistant.

MINUTES: The minutes of the October 9, 2014 meeting were approved on a **D. Kreider/J.Brandt** motion. Motion carried.

PUBLIC COMMENTS: None.

AGENDA ITEMS:

1. Zoning Change from Commercial to Industrial and Vacate Alley from Harrisburg Avenue to Libhart Alley, presented by Wenger Feeds Mill.

Review recommendation by the Township Staff via a memorandum, dated November 12, 2014.

Caroline Hoffer, attorney for Wenger Feeds presented the overall request from Wenger Feeds Mill. Representatives from Wenger Feeds then spoke about their future plans for the site, which is the reasoning for their request of the vacation of the unnamed/unopened 14 foot alley from West Harrisburg Avenue to Libhart Alley, the zoning change from Commercial to Industrial, and modifications to the zoning ordinance.

Zoning Modifications requested:

- a. §240-6- Definitions, Yard
An open space unobstructed from the ground up, on the same lot with a structure, extending along a lot line or street line and inward to the structure. The size of the required yard shall be measured as the shortest distance between the structure and the lot line or street line. Porches and carports shall be considered a part of the structure when measuring the yard area, but overhanging eaves, gutters and cornices, and above ground wires and overhead structures that extend over a yard at a height of eighteen (18) feet or more, shall not be considered an infringement of the yard requirements.
- b. §240-80- Height Limit Exceptions
Structures permitted above the height limit are roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar

equipment required to operate and maintain the building, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, radio and television antennae, utility poles, water tanks and similar structures, and grain silos and related equipment. However, no penthouse nor roof structure, nor any other space above the height limit shall be allowed for the purpose of providing additional floor space for agricultural, industrial, residential or commercial use. Any structure exceeding the permitted building height within its respective district, shall be set back at least equal to its height from each property line adjoining a rural or residential district. Notwithstanding the forgoing, no structure subject to the height limitations set forth in §240-89 shall exceed those limitations, except in conformance with the provisions of §240-89.

Jennifer Ginder from Rheems Nursing and Rehabilitation Center and her attorney expressed their concerns over the future project.

After discussion, on a **D. Kreider/J. Brandt** motion, the Commission recommended the vacation of unnamed/unopened 14 foot alley from West Harrisburg Avenue to Libhart Alley to the Board of Supervisors. The Planning Commission also recommended to the Board of Supervisors the Zoning Change from Commercial to Industrial on a **D. Kreider/J. Brandt** motion. Finally, on a **D. Kreider/J. Brandt** motion, the Commission approved the Zoning Modifications for §240-6 and §240-80. All motions carried.

2. Approve the 2015 Planning Commission Meeting Schedule.

After a short discussion on the accuracy of the dates, the Planning Commission Meeting Schedule of the Second Thursday of the month was approved on a **J. Brandt/D. Kreider** motion. Motion carried.

DISCUSSION ITEMS:

The Planning Commission reviewed changes to the Zoning Ordinance regarding R, R-1, R-2, and R-3 Residential Districts

FOR GOOD OF ORDER: None

ADJOURNMENT: A **J. Brandt/D. Kreider** motion was made to adjourn the meeting at 8:38 p.m. Motion carried.

Submitted by Pam Craddock for:

John Brandt
Secretary