

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Meeting of December 10, 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, and John Brandt. Phil Dunn was absent. 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 November 12, 2015 meeting were approved on a **D. Kreider/Brandt** motion. Motion carried.

PUBLIC COMMENTS: None

AGENDA ITEMS:

1. **Preliminary/Final Land Development Plan for Ironstone Ranch – Star Barn Project, 1 Hollinger Lane, WDT 15-08.** Craig Smith, from RGS Associates, was present to briefly discuss the waivers for the project. Review letters were provided by the Township Engineer, dated December 4, 2015, the Township Solicitor Josele Cleary, dated December 1, 2015, and the Lancaster County Planning Commission, dated July 28, 2015. A number of waivers were requested:
 - a. Section 200-13 – Preliminary Review Process
 - b. Section 200-20.A (7) – Drafting Standards
 - c. Section 200-35.J – Horizontal Alignments
 - d. Section 200-35.S (5) – Access Drive Cartway Width
 - e. Section 200-35.S (8) – Setbacks from Access Drives
 - f. Section 190.32.L.1 – Limiting Zone
 - g. Section 190-32-A2.c – Loading Rates

The waivers 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. **Minor Land Development Plan for the Masonic Village Woodshop, 1 Masonic Drive, WDT 15-22, Represented by Cathy Lee, Rettew.** Cathy Lee from Rettew, was present on behalf of Masonic Village to explain the project to the Planning Commission and to answer any questions. Cathy Lee explained the requested waivers and the approximate location of the project on the campus, on Freemason Dr. and Templar Dr. Review letters were provided by the Township Engineer, dated December 2, 2015, and the Township Solicitor Josele Cleary, dated November 18, 2015. The waivers that were requested are the following:
 - a. Section 200-35-1 – Vertical Street Alignment Maximum Slope of 8%
 - b. Section 200-35.J – 250' Centerline Street Radii- The request is to use a radii of 130'.

c. Section 200-35.K – Local Street Dimensional Standards (22’ cartway with 4’ shoulders/ 50’ right-of-way) - The request is to reduce the access drive width from Freemason Drive to the parking lot to 24’ width with no shoulder.

d. Section 200-36.C.1 – Curb Requirement

The waivers were approved on a **D. Kreider/Brandt** motion. Motion carried. After further discussion, it was decided that additional modifications and waivers may be needed. As a result, the Planning Commission tabled the plan until the January 14, 2016 meeting on a **D. Kreider/Brandt motion**. Motion carried.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER: None

ADJOURNMENT: A **Brandt/D. Kreider** motion was made to adjourn the meeting at 7:40 p.m. Motion carried.

Submitted by Pam Craddock for:

John Brandt
Secretary