

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Meeting of December 12, 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 and a moment of silent prayer. Commission members present were Wayne Miller, Don Kreider, Eric Kreider, and John Brandt. John Martin was absent. Also in attendance were Gene Oldham, Township Manager, Jennifer Prunoske, PE, of Hanover Engineering, Inc. (HEA), and Township Solicitor Josele Cleary.

MINUTES: The minutes of the October 10 meeting were approved on a **D. Kreider/Brandt** motion. Motion carried. The minutes of the special joint November 25 meeting were approved on a **D. Kreider/E. Kreider** motion. Motion carried.

PUBLIC COMMENTS: None

AGENDA ITEMS:

1. **Establish new meeting dates for 2014.** On a **D. Kreider/Brandt** motion the meeting dates were approved as submitted. Motion carried
2. **Peifer Brothers Major land Disturbance Plan, Strausser Surveying & Engineering, Inc. (WDT 13-14), 1st Review.** Craig Williams of Strausser Surveying & Engineering, Inc. was present to represent the plan. The Township Engineer's review comments were provided in a letter, dated November 20, 2013, and Township Solicitor in a letter dated November 15, 2013.

There was a brief discussion with a consensus that Township Solicitor Cleary would provide the Stormwater Management Agreement and Declaration Easement.

On a **Brandt/D. Kreider** motion, the plan was tabled. Motion carried.

3. **Maytown Road 2nd Building (Ketterline, Inc.), Robert Gabriel & Associates, Inc. (WDT13-15), 1st Review.** Bob Kettering, owner, was on hand to present the plan. Engineer review comments were provided in a letter dated November 21, 2013 and by Township Solicitor Cleary in a letter dated November 14, 2013.

A brief discussion followed. An issue was also discussed regarding the existing paving as identified in HEA's letter, dated January 11, 2012. Mr. Kettering stated that he will provide core samples of the current paving with the results presented to the Township Engineer for their recommendation as to how to remedy the situation if warranted.

On a **D. Kreider/Brandt** motion the plan was tabled. Motion carried.

4. **Project MARC, D.C. Gohn Associates, Inc. (WDT 13-13), 1st Review.** Todd Smeigh and Brian Cooley were available from D.C. Gohn Associates, Inc. to present the plans. Review comments were provided by HEA in letters dated December 11, 2013 and December 12, 2013 and by Township Solicitor Cleary in a letter dated November 27, 2013.

Mr. Smeigh and Mr. Cooley requested the following waivers/modifications which were individually reviewed.

- a. § 200-20.A(3) – Survey datum.
- b. § 200-35.J – Minimum curve radius for streets shall be 250 feet (for Access Drive A only).
- c. § 200.35.S(8) – No part of any structure shall be located within 30 feet from the cartway edge of an access drive (for Access Drive B only).
- d. § 200.36.A(8)(b) – All parking compounds and access drives shall be paved to a minimum standard of the road and sidewalk ordinance.
- e. § 200.36.C(2) – All vertical curb reveals shall be eight (8) inches in height (internal areas of parking areas only).
- f. § 190-20.M(1) – The 2, 5, and 10-year post-development peak flows must be less than or equal to 50% of the corresponding calculated 2, 5, and 10-year pre-development peak flows.
- g. § 190-22.E(1) – Maximum water depth in the detention basin shall not exceed six (6) feet in height.
- h. § 190-23.F – Depth of flow through intersections not to exceed 1.50 inches.
- i. § 190-23.1 – Minimum one (1) foot cover over conveyance facilities from finished subgrade to the crown of the pipe in paved areas.
- j. § 190-25.D(2) – All impervious areas on the site shall drain toward the BMP facilities.
- k. § 190.25.D(4) – Mixing of off-site and on-site runoff.
- l. § 195-6.F – No utility facility which breeches the surface shall be installed within the paved cartway of a street.
- m. § 200-21.A – Plan scale.
- n. § 190-12.B(4) – Significant features within 500 feet of the project site.

A D. Kreider/Brandt motion was made to grant all waivers/modifications as described in HEA letters dated December 11, 2013 and December 12, 2013, except

for Section 200.36.A(8)(b) under the SALDO which was tabled. Also included in the motion was the 2, 5, 10-year peak flows for the pre- and post-development for Area B would be 37%. Motion carried

A discussion followed of the road rights-of-way. All comments from a previous letter, by Township Solicitor Cleary dated December 12, 2013 will be included in the Zeager Road Widening project. It was agreed that the attempt will be made to widen the entire length of Zeager Road during the Project MARC design process.

A Lighting Plan for Project MARC will be provided to the Township Engineer for their review of the street light design.

A **D. Kreider/Brandt** motion was made to table the plan Motion carried.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER: None

ADJOURNMENT: The meeting adjourned at 8:42 pm on a motion by **Brandt/D. Kreider**. Motion carried.

Submitted by:

John Brandt
Assistant Secretary

