

**WEST DONEGAL TOWNSHIP  
PLANNING COMMISSION MINUTES**

Regular Meeting of December 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, and James Miller. Matthew Aungst was absent. Also in attendance was Gene Oldham, PE, Township Manager/Engineer and Pam Craddock, Assistant Zoning Officer.

**MINUTES:** The minutes of November 10, 2016 meeting were approved on a **D. Kreider/J. Miller** motion. Motion carried 4-0.

**PUBLIC COMMENTS:** None

**AGENDA ITEMS:**

- 1. Preliminary/Final Land Development Plan for Masonic Village Cottages, 1 Masonic Drive, WDT 16-14, Represented by Rettew Associates.** Eric Brinser of Rettew Associates was present to explain an alteration to a previous waiver requested at the previous meeting in November and to explain 2 additional waiver requests. Mr. Brinser also addressed a few of the issues that were brought up at the previous meeting. Though a number of trees will be removed in the area of disturbance, the total site area will retain a number of trees. A detail in the plan will specify an area where the trees are to remain. A trail/path is planned to connect Bainbridge Rd to the sidewalk on Olde Forge Dr. Masonic Village is requesting that West Donegal Township apply for a grant to pay for the costs of the trail. If the costs exceed the grant, Masonic Village will match the grant funds and if the grant is denied, Masonic Village will pay the total cost of the trail. Review letters were provided by the Township Engineer, dated December 1, 2016, the Township Solicitor, dated October 13, 2016, and the Lancaster County Planning Commission, dated November 15, 2016. The waivers requested are listed below-

- a. §200-13 – Preliminary Plan
- b. §200-19.A(1)(a) – Traffic Impact Study
- c. §200-20.B(8) – Overall Numbers for Units of Occupancy and Density
- d. §200-10.C(3) - Survey of Existing (Off-site) Features Within 200 Feet of Subject Tract
- e. §200-20.C(4) – Survey of Existing (Off-site) Features for the Entire Property
- f. §200-20.E(3)(d) – Water and Sewer Feasibility Study
- g. §200-35.D.3 – 30-mph Design Speed for Private Streets
- h. §200-35.J – 250’ Centerline Street Radii
- i. §200-35.K – Local Street Dimensional Standards (22’ Cartway with 2’ Shoulders with Right-of-way)
- j. §200-35.T(2) – Driveways With 60’ of an Intersection
- k. §200-35.T(4) – Maximum Driveway Width of 16’
- l. §200-35.T(8) – Common Driveways are Prohibited
- m. §200-35.M(4) – Trench Restoration Within Roadways
- n. §200-36.A(3) – Buffer Planting for Parking Areas

- o. §200-36.B(2) – Sidewalk Requirement
- p. §200-36.C(1) – Curb Requirement
- q. §200-44 – Public Dedication of Park and Recreation Land
- r. §190-32.A.2(c) – Maximum Loading Ratio for Volume Control Facilities in non-Karst areas shall be 5:1 impervious drainage area to infiltration area and 8:1 total drainage area to infiltration area.
- s. §190-101.C – No person shall place any structure, fill, landscaping or vegetation into a Stormwater Management Facility or within a drainage easement that will limit or diminish the functioning of the facility in any manner.
- t. §200-21.F(12) – Identify all prior recorded plans for the subject tract.
- u. §200-35.M(2)(a)[1] – Street Paving Standards

A **D. Kreider/E. Kreider** motion was made to approve the above waivers. Motion carried. A **D. Kreider/J. Miller** motion was made to conditionally approve the project and send it to the Board of Supervisors. Motion carried.

2. **Approval of the 2017 Planning Commission Meeting Dates.** The Planning Commission will meet on the 2<sup>nd</sup> Thursday of the month at 7:00 pm. This is the same schedule as 2016. A **D. Kreider/E. Kreider** motion was made to approve the 2017 meeting dates. Motion carried.

**DISCUSSION ITEMS:** None

**FOR GOOD OF ORDER:** None

**ADJOURNMENT:** A **D. Kreider/E. Kreider** motion was made to adjourn the meeting at 7:30 p.m. Motion carried.

Submitted by Pam Craddock for:

Eric Kreider  
Secretary