

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Regular Meeting of April 14, 2016

The regular meeting of the West Donegal Township Planning Commission was called to order at 7:01 p.m. by Chairman Wayne Miller with the Pledge of Allegiance and a moment of silent prayer. Commission members present were Wayne Miller, John Brandt, Don Kreider, and Eric Kreider. Also in attendance were Gene Oldham, PE, Township Manager/Engineer and Pam Craddock, Assistant Zoning Officer.

MINUTES: The minutes of March 10, 2016 meeting were approved on a **D. Kreider/Brandt** motion. Motion carried.

PUBLIC COMMENTS: None

AGENDA ITEMS:

1. **Final Subdivision and Lot Add-On Plan for Yarrum LP, Zeager Rd, WDT 16-03, Represented by D. C. Gohn.** Todd Smeigh from D.C. Gohn was present to explain the project to the Planning Commission and address any of their questions. Review letters were provided by the Township Engineer, dated April 6, 2016, the Township Solicitor Josele Cleary, dated March 15, 2016, and the Lancaster County Planning Commission, dated April 4, 2016. The plan is to subdivide the property into two properties, a front lot and a flag lot. A small piece of land will be added on to the back of the flag lot from a neighboring property.

A **D. Kreider/Brandt** motion was made to approve a waiver of Section 200-21.A – Plan Scale. Motion carried. A second **D. Kreider/Brandt** motion was made to approve the plan contingent on the conditions of the review letters provided and to move the project on to the Board of Supervisors. Motion carried.

2. **Preliminary/Final Land Development Plan for the Masonic Village Landscape Building, 1 Masonic Dr., WDT 16-01, Represented by Rettew Associates.** Eric Brinser from Rettew Associates explained the project to the Planning Commission the adjustments that were made to the waiver requests since the last time they saw the project. One waiver request was removed, one request was added to replace the one that was removed, and another waiver was added. Review letters were provided by the Township Engineer, dated April 11, 2016, the Township Solicitor Josele Cleary, dated February 17, 2016 and February 25, 2016, and the Lancaster County Planning Commission, dated April 4, 2016. Below are the waivers that were requested.

- a. Section 200-13 – Preliminary Plan Process
- b. Section 200-19 – Traffic Impact Study
- c. Section 200-35.K – Local Street Dimensional Standards (22' cartway with 4' shoulders/50' right-of-way
- d. Section 200-36.C.(1) – Curb Requirement
- e. Section 200-35-O.(1) – Clear Sight Triangles
- f. Section 190-32-A.(2)(c) – Volume Controls – Loading Ratios

A D. Kreider/Brandt motion was made to approve the waivers that were requested. Motion carried. A second **D. Kreider/Brandt** motion was made to approve the plan contingent on the conditions of the review letters provided and to move the project on to the Board of Supervisors. Motion carried.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER: None

ADJOURNMENT: A **Brandt/D. Kreider** motion was made to adjourn the meeting at 7:33 p.m. Motion carried.

Submitted by Pam Craddock for:

John Brandt
Secretary