

**WEST DONEGAL TOWNSHIP
PLANNING COMMISSION MINUTES**

Reorganizational and Regular Meeting of February 8, 2018

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, Michael Hackman, James Miller, and Matthew Aungst. Also in attendance were Brian McElroy, Township Engineer (David Miller/Associates, Inc.) and John O Yoder III, Assistant Zoning Officer.

The reorganization portion of the meeting followed.

REORGANIZATION:

Chairman Miller introduced Mr. Michael Hackman as a new member of the Planning Commission who has been appointed to fill the seat vacated by the resignation of Commissioner Eric Kreider.

Chairman Miller appointed John Yoder as temporary chairman for the reorganization portion of the meeting.

Temporary Chairman Yoder opened nominations for Chairman. A **D. Kreider/J. Miller** motion was made to re-appoint Wayne Miller as Chairman. Motion carried 4-0 with Wayne Miller abstaining. Chairman Miller now presides over the remainder of the meeting.

Nominations continued:

On a **J. Miller/M. Aungst** motion, Donald Kreider was nominated for Vice-Chairman. With no other nominations, motion carried 4-0, Don Kreider abstaining.

On a **D. Kreider/ M. Aungst** motion, James Miller was nominated as Secretary. With no other nominations, motion carried 4-0, James Miller abstaining.

On a **D. Kreider/ J. Miller** motion, Matthew Aungst was nominated as Assistant Secretary. With no other nominations, motion carried 4-0, Matthew Aungst abstaining.

MINUTES: The minutes of December 14, 2017 meeting were approved on a **D. Kreider/J. Miller** motion. Motion carried.

PUBLIC COMMENTS: Marie Martin of 96 West Ridge Road indicated she lives across the road from the proposed Phase 1C of the Stoney Brook development. She is in attendance at this meeting to ensure agreements previously made by the developer with the Martins and their neighbors are still intact as part of the final plan.

AGENDA ITEMS:

1. **Stoney Brook Phase 1C, Final Subdivision Plan, 1st Review, WDT 18-01, Presented by D. C. Gohn Associates.** Brian Cooley from D. C. Gohn Associates, Bob Gruber and Ron Rohrer from RGR Development were present at the meeting. Brian Cooley began the presentation by giving the Planning Commission some background information about the history of the project and the basic information. Review letters from the Township Solicitor, dated January 16, 2018, and Township Engineer, dated February 5, 2018, were provided.

Mr. Cooley stated they believe there will be no issues addressing the comments in the Township Solicitor's letter. Mr. McElroy stated the proposed culvert replacement under West Ridge Road did not appear to be reflected in the cost estimate submitted for the project. D.C. Gohn will update the cost estimate with this information and re-submit for review and approval.

The landscaped berm just north of West Ridge Road, opposite the Martin property was discussed. D.C. Gohn will review the mix of tree species to be planted on this berm.

Mr. Cooley stated a number of waivers were requested. The waivers are as follows:

- a. Section 200-35.M.4.b – Trench Backfill Material
- b. Section 200-35.N.2 – Street Centerline Offset Distance for Intersections
- c. Section 200-35-O.1 – Street Intersection Clear Sight Triangle
- d. Section 190-32.A.1 – Post-development Storm Run-off Volume
- e. Section 190-32.A.2.c – Loading Ratios
- f. Section 190-32.D – Volume Controls
- g. Section 190-37.D.2.a.3 – Conveyance Pipe Cover
- h. Section 200.42.D.4 – Landscaping, Street Trees in R.O.W.

A M. Hackman/M. Aungst motion was made to approve the waivers listed above. Motion carried. A second motion, by **J. Miller/D. Kreider**, was made to recommend the Final Subdivision/Land Development on to the Board of Supervisors in accordance with the three review letters submitted. Motion carried. Chairman Wayne Miller abstained from all motions and discussions due to a conflict of interest

2. **Conewago Industrial Park Lot 3, Final Land Development Plan, 1st Review, WDT 18-01, Presented by D. C. Gohn Associates.** Brian Cooley from D. C. Gohn Associates was present at the meeting to present and explain the proposed plan.

Brian Cooley began the presentation by giving the Planning Commission some background information about the history of the project and the basic information regarding the site and the proposed tenant's operation. This lot was created as part of the Project Marc (Nordstrom Building Development)

Review letters from the Township Solicitor, dated January 16, 2018, and Township Engineer, dated February 8, 2018, were provided.

Discussion occurred regarding the proposed access drive location and the turning radius where the parking access drive rounds the corner of the proposed building. Several waivers may be required to address these items.

A J. Miller/D. Kreider motion was made to table the plan. Motion carried.

DISCUSSION ITEMS: None

FOR GOOD OF ORDER: None

ADJOURNMENT: A M. **Aungst/D. Kreider** motion was made to adjourn the meeting at 8:30 p.m. Motion carried.

Submitted by John O Yoder III for:

James Miller
Secretary