Meeting Minutes: July 20, 2004

West Earl Township Planning Commission

Members present:
Dean Weinhold, Keith Graham, Dean Good, Doug Phillips

Others present: Cory Rathman, Engineer

Call to Order
Chairman Weinhold called the July 20, 2004, Planning Commission Meeting to order at 7:00 p.m.

Approval of Minutes
The minutes from the June 15, 2004, Regular Meeting were approved unanimously.

New Business

A. Eagleview Estates Phase III – Mr. Raffenberger from Johnston Associates discussed ARRO comments on the Eagleview Plan. He went over all the items in the 7/1/04 ARRO letter. They want a waiver on the intersection requirements for grade percentages according to the West Earl code requirement. As some grades are now 9% and ASHTO grades are 6% on Eagle Drive, they would like a waiver. This was discussed at length. The Planning Commission would be agreeable to a modified leveling area and a 6% grade if agreeable with a review of the plans by ARRO. A substantial change to the utilities due to regarding would send the plan back to the Planning Commission. This will be determined by the engineer. Moved by Member Phillips, second by Member Good to recommend a waiver for item #13 in the ARRO letter of 7/1/04 (Eagle Drive, Talon Drive & Farmhouse Drive) meeting AHTO requirements if there are no substantial changes to utilities subject to ARRO’s review. Motion approved unanimously. Moved by Member Good, second by Member Phillips to recommend conditional final plan approval provided that all conditions in the 7/1/04 ARRO letter be met by Crosswinds Development.

B. Meridian – The Meridian Plan was discussed with the Akron Self Storage Plan. There was a request that a note be added to the plan stating future ROW to Cocalico Creek Road. It was discussed to include Meridian, Akron Self Storage and Cloverbrook in the Home Depot Zoning Hearing Board application.

C. Cleveland Brothers Zoning Hearing Board Application – The applicant asked the Planning Commission to support their application. The Planning Commission supports their application in the C-2 General Zoning District in asking for a special exception given that their use is of the same general nature as other uses in this C-2 district in West Earl Township. Moved by Member Graham, second by Member Phillips to recommend approval of the application. Motion approved unanimously.

Adjournment
The July 20, 2004, West Earl Township Planning Commission Meeting was adjourned at 8:55 p.m.