



WEST EARL TOWNSHIP PLANNING COMMISSION

Dean Weinhold, Chairman · Cameron Renehan, Vice Chairman
Janell Frazier, Secretary · Craig Miller, Member · William Howard, Member
Jenna Seesholtz, Township Manager · Ben Craddock, Township Engineer

Meeting Minutes – June 20, 2023

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, June 20, 2023.

Those members in attendance were:

Dean Weinhold, Chairman
Cameron Renehan, Vice Chair
Janell Frazier, Secretary

Jenna Seesholtz, Township Manager
Ben Craddock, Township Engineer

Attendees: Michael Hartman of DH Enterprises, John Stauffer, Lee & Andrea Deinner, Jay & Tamar Horning, Reggie Fisher, Jesse Fisher

Minutes

April 18, 2023 Minutes: Moved by Frazier seconded by Renehan to approve the Planning Commission minutes of April 18, 2023 as submitted. Motion carried.

Public Comments

There was no public comment.

New Business

81 N. Farmersville Road – Jonathan and Elva Martin: Preliminary/Final Lot Add-On Plan:

81 N Farmersville Road, Ephrata. Zoned Ag. Developer would like to add 8.964 acres to their lot at 81 N Farmersville Road for the adjoining 57.03 acres located at 70 N Farmersville Road to result in a 10.524 acre lot, leaving 48.07 on the larger lot. The project was presented by Ron Hershey of Hershey Surveying on behalf of his client.

WAIVERS

The developer is requesting the following waivers:

SALDO

- §155-9 – Preliminary Plan
- §155-21.B – Plan Scale
- §155-21.C(8)(b) – Property Boundary Lines – Remaining Lands
- §155-21.C(15) – Distances and Bearings for existing ROW
- §155-23.A(1) & 155-23.C(1) – Minimum Right of Way & Street Widths
- §155-32.A(1) – Monuments
- §155-32.D(1) – Sidewalks

ACTION ON PLAN – WAIVERS AND DEFERMENTS:

Waiver of §155-9 – Preliminary Plan: A motion by Renehan, second by Frazier to recommend approval of the waiver of §155-9 – Preliminary Plan to the Board of Supervisors as submitted. Motion carried.

Waiver of §155-21.B – Plan Scale: A motion by Renehan, second by Frazier to recommend approval of the waiver of §155-21.B – Preliminary Plan to the Board of Supervisors as submitted. Motion carried.

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Waiver of §155-21.C(8)(b) – Property Boundary Lines – Remaining Lands: A motion by Renehan, second by Frazier to recommend approval of the waiver of 155-21.C(8)(b) – Property Boundary Lines – Remaining Lands to the Board of Supervisors as submitted. Motion carried.

Waiver of §155-21.C(15) – Distances and Bearings for Existing ROW: A motion by Renehan, second by Frazier to recommend approval of the waiver of 155-21.C(15) – Property Boundary Lines – Remaining Lands to the Board of Supervisors as submitted. Motion carried.

Waiver of §155-23.A(1) & 155-23.C(1) – Minimum Right of Way & Street Widths: A motion by Renehan, second by Frazier to recommend the following of the waiver of §155-23.A(1) & 155-23.C(1) – Minimum Cartway Width to the Board of Supervisors. Motion carried.

Waiver of §155-32.A(1) – Monuments: A motion by Renehan, second by Frazier to recommend approval of the waiver of §155-32.A(1) – Monuments to the Board of Supervisors as submitted. Motion carried.

Waiver of §155-32.D(1) – Sidewalks: A motion by Renehan, second by Frazier to recommend approval of a deferral of §155-32.D(1) – Sidewalks to the Board of Supervisors as submitted. Motion carried.

ACTION ON PLAN:

81 N. Farmersville Road – Jonathan and Elva Martin: Preliminary/Final Lot Add-On Plan: A motion by Renehan second by Frazier to recommend approval of 81 N. Farmersville Road – Jonathan and Elva Martin: Preliminary/Final Lot Add-On Plan to the Board of Supervisors with the condition that all of the items contained in Township Engineer's review letter dated June 15, 2023 also be completed. Motion carried.

Lauber Road Preliminary/Final Subdivision and Land Development Plan: Lauber Road, Akron. Zoned C-2. Developer intends to subdivide a 33,250 sf parcel into 15,255 sf and 17,995 sf lots with single family home on each lot. **Michael Hartman of DH Enterprises** spoke on behalf of his client.

WAIVERS

The developer is requesting the following waivers:

SALDO

§155-9 – Preliminary Plan

§155-21.B – Plan Scale

§155-23.A(1) & 155-23.C(1) – Minimum Right of Way & Street Widths

§155-32.D(1) – Sidewalks

STORMWATER

§149-32.A(2)(c) – Loading Ratios for Volume Control Facilities

§149-37.C(1)(a)[4] – Minimum Pipe Diameter

ACTION ON PLAN – WAIVERS AND DEFERMENTS:

Waiver of §155-9 – Preliminary Plan: A motion by Renehan, second by Frazier to recommend approval of the waiver of §155-9 – Preliminary Plan to the Board of Supervisors as submitted. Motion carried.

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Waiver of §155-21.B – Plan Scale: A motion by Renehan, second by Frazier to recommend approval of the waiver of §155-21.B – Preliminary Plan to the Board of Supervisors as submitted. Motion carried.

Deferral of §155-23.A(1) & 155-23.C(1) – Minimum Right of Way & Street Widths: A motion by Renehan, second by Frazier to recommend the following of the deferments of §155-23.A(1) & 155-23.C(1) – Minimum Cartway Width to the Board of Supervisors. Motion carried.

Waiver of §155-32.D(1) – Sidewalks: A motion by Renehan, second by Frazier to recommend approval of a deferral of §155-32.D(1) – Sidewalks to the Board of Supervisors as submitted. Motion carried.

Waiver of §149-32.A(2)(c) – Loading Ratios for Volume Control Facilities: A motion by Renehan, second by Frazier to recommend approval of a waiver of §149-32.A(2)(c) – Loading Ratios for Volume Control Facilities to the Board of Supervisors as submitted. Motion carried.

Waiver of §149-37.C(1)(a)[4] – Minimum Pipe Diameter: A motion by Renehan, second by Frazier to recommend approval of a waiver of §149-37.C(1)(a)[4] – Minimum Pipe Diameter to the Board of Supervisors as submitted. Motion carried.

ACTION ON PLAN:

Lauber Road Preliminary/Final Subdivision and Land Development Plan: A motion by Renehan second by Frazier to recommend approval of Lauber Road Preliminary/Final Subdivision and Land Development Plan to the Board of Supervisors with the condition that all of the items contained in Township Engineer's review letter dated June 14, 2023 also be completed. Motion carried.

Special Exception – Jesse Fisher: 47 E Main Street, Brownstown. Applicant is requesting a Special Exception to §184-12(C)(4) to operate a Bed and Breakfast in the R1 Zoning District. A motion by Weinhold second by Renehan to not recommend the application for the Special Exception to the Zoning Hearing Board as applicant does not comply with all of the requirements set forth in §184-39 of the zoning ordinance. The property is not owner occupied, they do not provide breakfast, and the unit has cooking facilities. Motion carried.

Special Exception – Reginald Fisher: 43 E Main Street, Brownstown. Applicant is requesting a Special Exception to §184-12(C)(4) to operate a Bed and Breakfast in the R1 Zoning District. A motion by Weinhold second by Renehan to not recommend the application for the Special Exception to the Zoning Hearing Board as applicant does not comply with all of the requirements set forth in §184-39 of the zoning ordinance. The room being rented is not located within the owner-occupied residence as required, they do not provide breakfast, and the unit has cooking facilities. Motion carried.

Special Exception – Lee & Andrea Dienner: 137 E Main Street, Brownstown. Applicant is requesting a Special Exception to §184-12(C)(4) to operate a Bed and Breakfast in the R1 Zoning District. A motion by Weinhold second by Renehan to not recommend the application for the Special Exception to the Zoning Hearing Board as applicant does not comply with all of the requirements set forth in §184-39 of the zoning ordinance. The property is not owner occupied, they do not provide breakfast, and the unit has cooking facilities. Motion carried.

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Special Exception – Jay & Tamar Horning: 405 W Metzler Road, Ephrata. Property Zoning Ag. Applicant is requesting a Special Exception to §184-11(D)(7) to operate a Bed and Breakfast in the Ag Zoning District. A motion by Weinhold second by Renehan to not recommend the application for the Special Exception to the Zoning Hearing Board as applicant does not comply with all of the requirements set forth in §184-39 of the zoning ordinance. The room being rented is not located within the owner-occupied residence as required and the unit has cooking facilities. Motion carried.

Adjournment: There being no other business before the Planning Commission, a motion by Howard second by Miller to adjourn the meeting at 8:03 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager