



# 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 – March 21, 2023

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, March 21, 2023.

Those members in attendance were:

Dean Weinhold, Chairman  
Cameron Renehan, Vice Chair  
Janell Frazier, Secretary  
Craig Miller, Member

William Howard, Member  
Jenna Seesholtz, Township Manager  
Ben Craddock, Township Engineer

**Attendees:** Patrick Deibler of Kling, Deibler & Glick, Elvin and Charlotte Wenger, Matt Hood of Mowery Environmental, Anthony Bauman, Austin Rhodes of Trimble Surveyors, Denton Good, Todd Vaughn of David Miller Associates, Tom Schaller of Brecknock Builders, Peter Wertz of Wallace, McNees & Nurick, Arthur Hoover, Roy Miller, Wilmer Hoover

### Minutes

**February 21, 2023 Minutes:** Moved by Howard seconded by Miller to approve the Planning Commission minutes of February 21, 2023 as submitted. Motion carried.

### Public Comments

There was no public comment.

### New Business

**Special Exception - Elvin & Charlotte Wenger:** 95 Sawmill Road, Ephrata. Applicant is requesting a Special Exception to §184-11(D)(7) to operate a bed and breakfast in the AG district. A motion by Renehan, second by Frazier to recommend the Zoning Hearing Board approve the application of Elvin & Charlotte Wenger, 95 Sawmill Road, Ephrata with the condition that the Wenger's sign an agreement that the home may not be sold as a multifamily unit or converted into an apartment. Motion carried.

**Special Exception - Anthony & Tiffany Bauman:** 157 Center Square Road, Leola. Applicant is requesting a Special Exception to §184-11(D)(7) to operate a bed and breakfast in the AG district. A motion by Renehan, second by Frazier to recommend the Zoning Hearing Board approve the application of Anthony & Tiffany Bauman of 157 Center Square Road, Leola, with the condition that the Bauman's sign an agreement that the home may not be sold as a multifamily unit or converted into an apartment. Motion carried.

## PC Meeting Minutes: March 21, 2023

**Delton Good – Stormwater Management Plan:** 172 S. Farmersville Road. Developer proposes to construct a new barn which will add an additional 12,444 sq ft impervious on property. Matt Hood of Mowery Environmental spoke on behalf of his client. A motion by Renehan second by Miller to approve the Delton Good – Stormwater Management Plan based upon the completion of all items listed in Township Engineer's review letter of March 9, 2023. Motion carried.

**Leola Produce Preliminary/Final Subdivision and Land Development Plan:** 135 Brethren Church Road. Developer intends to add an additional 15.04 acres from adjoining 80.773 parcel and construct a 71,790 sq ft auction canopy addition to existing building with additional parking spaces. Todd Vaughn of David Miller Associates and Peter Wertz of Wallace McNees & Nurick spoke on behalf of their client.

### WAIVERS

The developer is requesting the following waivers:

#### **SALDO**

- §155-9 – Preliminary Plan
- §155-21.C(8) – Boundary Lines Survey
- §155-23.A(5) & 155-23.C(1) – Minimum Cartway Width
- §155-32.C(2) – Curbs in Parking Compound
- §155-32.D(1) – Sidewalks

#### **SWMO**

- §149-32.A(2)(c) – Loading Ratios

### ACTION ON PLAN – WAIVERS AND DEFERMENTS:

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

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

**Deferment of §155-23.A(5) & 155-23.C(1) – Minimum Cartway Width:** A motion by Renehan, second by Howard to recommend the following of the deferments of §155-23.A(5) & 155-23.C(1) – Minimum Cartway Width to the Board of Supervisors as follows

1. 4 foot widening to be completed by developer along Brethren Church Road
2. Defer improvements along Peach Road
3. 4 foot widening to be completed by developer on the frontage of N. Hershey Road

Motion carried.

**Waiver of §155-32.C(2) – Curbs in Parking Compound:** A motion by Renehan, second by Frazier to recommend approval of the waiver of 155-32.C(2) – Curbs in Parking Compound to the Board of Supervisors as submitted. Motion carried.

**Deferral 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.

## PC Meeting Minutes: March 21, 2023

**Waiver of §149-32.A(2)(c) – Loading Ratios:** A motion by Renehan, second by Howard to recommend approval of a deferral of §149-32.A(2)(c) – Loading Ratios to the Board of Supervisors as submitted. Warren Martin who owns a property adjacent to this plan inquired about the size of the stormwater facilities. Motion carried.

### ACTION ON PLAN:

**Leola Produce Preliminary/Final Subdivision and Land Development Plan:** A motion by Weinhold second by Frazier to recommend approval of Leola Produce 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 March 15, 2023 also be completed. Motion carried.

**James and Alma Martin – Final Subdivision and Lot Add-on:** 275 Pool Road, Ephrata. Developer intends to subdivide a dwelling from the 40-acre farm. No improvements or construction is being proposed. Austin Rhodes of Trimble Surveyors spoke on behalf of his client.

### WAIVERS

The developer is requesting the following waivers:

#### **SALDO**

§155-9 – Preliminary Plan

§155-21.B – Plan Scale

§155-21.C(8)(b) – Boundary Lines Survey

### DEFERMENTS

The developer is requesting the following deferments:

§155-21.C(20) – Monuments and Markers

§155-23.C(1) – Street Widths

§155-32.D(1) – Sidewalks

### ACTION ON PLAN – WAIVERS AND DEFERMENTS:

**Waiver of §155-9 – Preliminary Plan:** A motion by Renehan, second by Miller 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 – Plan Scale to the Board of Supervisors as submitted. Motion carried.

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

**Waiver (Modification) of §155-21.C(20) – Monuments and Markers:** A motion by Renehan, second by Miller to recommend approval of a modification of §155-21.C(20) – Monuments and Markers to the Board of Supervisors as submitted. Motion carried.

## **PC Meeting Minutes: March 21, 2023**

**Deferral of §155-23.C(1) – Street Widths:** A motion by Renehan, second by Howard to recommend approval of a deferral of §155-23.C(1) – Street Widths to the Board of Supervisors as submitted. Motion carried.

**Deferral of §155-32.D – Sidewalks:** A motion by Renehan, second by Miller to recommend approval of a deferral of §155-32.D – Sidewalks to the Board of Supervisors as submitted. Motion carried.

### **ACTION ON PLAN:**

**James and Alma Martin – Final Subdivision and Lot Add-on:** A motion by Renehan second by Miller to recommend approval of James and Alma Martin – Final Subdivision and Lot Add-on to the Board of Supervisors with the condition that all of the items contained in Township Engineer's review letter dated February 9, 2023 also be completed. Motion carried.

**Adjournment:** There being no other business before the Planning Commission, a motion by Miller second by Frazier to adjourn the meeting at 8:42 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager