

Members present: Dean Weinhold, Richard Gauthier, and Janelle Frazier

Others present: Steve Gabriel, Rettew, Township

Call to Order

Chairman Weinhold called the July 21, 2009, Planning Commission meeting to order at 7:00 p.m.

Approval of Minutes

Moved by Member Frazier, seconded by Member Gauthier, to approve the minutes from the June 16, 2009, regular meeting. Motion approved unanimously.

New Business

**Fairmount Homes sketch plan** – Mark Johnson from RGS Associates gave an overview of the plan which includes some internal renovations of the facility and also some minor additions. Mark Johnson also presented some plans for the future which included some land that is not yet owned by Fairmount Homes. Mr. Johnson said that Fairmount Homes is looking towards the future and trying to come up with a game plan for the future needs of the facility. Chairman Weinhold thanked Mr. Johnson for presenting Fairmount Homes' future plans because that will make it easier for the Planning Commission to make approvals and recommendations when the time comes.

Moved by Member Gauthier, second by Member Frazier to recommend a postponement of the waiver of preliminary plan processing until the first submission of the land development plans. Motion approved unanimously.

Moved by Member Gauthier, second by Member Frazier to recommend a waiver of the vertical curves requirement contingent upon it being acceptable to emergency services providers. Motion approved unanimously.

Moved by Member Frazier, second by Member Gauthier to recommend a waiver of the cul-de-sac radius contingent upon signage being placed at the end of the existing cul-de-sac. Motion approved unanimously.

Moved by Member Frazier, second by Member Gauthier to recommend a waiver of curb requirements. Motion approved unanimously.

Moved by Member Gauthier, second by Member Frazier to recommend the special exception retirement home use and front yard setback variance requests to the Zoning Hearing Board. Motion approved unanimously.

Moved by Member Frazier, second by Member Gauthier to recommend a waiver of the cul-de-sac length requirement contingent up it being acceptable to emergency services providers. Motion approved unanimously.

**Riverview School, 224 S. State Street** – Land development waiver requests. Tom Ridder, representative for the school, presented an overview of the plans for construction of a one room school house at 224 S. State Street. He explained that this school would offer greater safety for the kids because they wouldn't have to cross over the highway to get to school. The plan as proposed qualifies for an exemption under the Township's stormwater management ordinance and does not require conservation district review. Moved by Member Gauthier, second by Member Frazier to recommend a waiver of the land development plan requirements. Motion approved unanimously.

**Lancaster General Hospital (LGH) Zoning Amendment Petition** – Caroline Hoffer, solicitor for LGH, explained that the Board of Supervisors have formally accepted the amendment petition and have referred it out for review. East Lampeter and Upper Leacock Townships have reviewed it and found it generally consistent. Jerome Skrincosky has also reviewed the document and suggested a few editorial changes which have been incorporated into the document. The County has also received a copy of the document for their review. A public hearing of the Township Supervisors has been scheduled for September 28, 2009 at 7pm. Steve Gabriel said that given the schedule the Planning Commission would have the ability to deliberate for a month and come back to the next meeting on August 18, 2009 with their decision. At that time the recommendations from the County should be in.

**Hurst Brothers Zoning Amendment Petition** – Mark Stanley from RGS Associates gave an overview of the Rose Hill Road subdivision plans. He explained that the Hurst Brothers would like to go through the amendment process with LGH. Copies of the amendment document have been provided to the County, CV School District, Upper Leacock Township and East Lampeter Township. The document has also been reviewed by Josele Cleary and Jerome Skrincosky. Ms. Cleary recommended several changes to definitions which have been changed in the document. Mr. Skrincosky did not ask for any changes. The Planning Commission will deliberate until the next meeting which will give them an opportunity to review any comments that will be made by the County.

**Leon Stoltzfus Subdivision Plan mylar signatures** – Moved by Member Frazier, second by Member Gauthier to sign the Leon Stoltzfus Subdivision plan mylars. Motion approved unanimously.

#### Adjournment

Moved by Member Gauthier, seconded by Member Frazier, to adjourn the July 21, 2009, West Earl Township Planning Commission meeting at 8:35 p.m.