

Members present: Dean Weinhold, Keith Graham, Janell Frazier, Richard Gauthier,

Call to Order

Chairman Weinhold called the June 15, 2010, Planning Commission meeting to order at 7:00 p.m.

Approval of Minutes

Moved by Member Gauthier, second by Member Frazier to approve the minutes from the May 18, 2010, Planning Commission meeting. Motion approved unanimously.

New Business

A. Denton Neuhouser, Zoning Hearing Board Application – The new “no parking” regulation on Locust Street has created the need for off-street parking. The Township has taken his land to widen Marlou Street in the past. His neighbors have built closer garages in the past few years. He can not build a garage where one existed before due to a grinder pump being installed. Moved by Member Gauthier, second by Member Frazier to recommend approval to the zoning hearing board based on the fact that their situation creates a hardship requiring a variance. Motion approved unanimously.

B. Herr’s Mobile Home Park, petition to amend the Subdivision and Land Development Ordinance – Rick Herr presented his case for amending the ordinance to reduce setbacks from 20 feet to 15 feet. Due to the newer mobile home sizes being manufactured, the mobile home parks are aware that the proposed setbacks will effectively eliminate the side entrance doors and patios. Mr. Herr said that Providence Township allows the reduced setbacks. He stated that the move to wider mobile homes is mandated by law to 16 feet wide, so the older, smaller homes will need to be replaced by the wider units. Moved by Member Gauthier, second by Member Frazier to recommend approval of the ordinance amendment prepared by Josele Cleary with special attention to what may be built in the proposed new 15 foot setback. Motion approved unanimously. The Planning Commission also thought that the Zoning Hearing Board should address patios, umbrellas and decks so that the distances between two units be 15 feet apart including the decks, etc.

Adjournment

Moved by Member Graham, second by Member Frazier to adjourn the June 15, 2010, West Earl Township Planning Commission meeting at 7:40 p.m. Motion approved unanimously.