



## WEST EARL TOWNSHIP PLANNING COMMISSION

Dean Weinhold, Chairman · Jennifer Prunoske, Vice Chairwoman  
Cameron Renehan, Secretary · Janell Frazier, Member · Craig Miller, Member  
Ben Craddock, Township Engineer

### Meeting Minutes - February 15, 2022

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, February 15, 2022.

Those members in attendance were:

Dean Weinhold, Chairman  
Jennifer Prunoske, Vice Chair  
Cameron Renehan, Secretary  
Janell Frazier, Member

Craig Miller, Member  
Ben Craddock, Township Engineer  
Jenna Seesholtz, Township Manager

**Attendees:** Ted Cromleigh of Diehm & Sons, Inc. and Karen Stauffer

### Minutes

**January 18, 2022 Minutes:** A motion by Miller second by Renehan to approve the Planning Commission minutes of January 18, 2022 as submitted. Jennifer Prunoske abstained as she did not attend the January meeting. Motion carried.

### Public Comments

There was no public comment.

### New Business

**Mahlon Z. Martin (307 Goods Road Ephrata) Subdivision and Land Development Plan:** 307 Goods Road, Ephrata. 76..62 acres. Zoned AG. Proposes to subdivide 2 acres to place a single-family home and a carriage barn. Ted Cromleigh spoke on behalf of his client.

### **WAIVERS**

The developer is requesting the following waivers:

#### **SALDO**

- §155-9 – Preliminary Plan
- §155-21.B Final Plan Scale
- §155-25.A(3) – Lot Depth
- §155-21.C(8) – Complete Boundary Survey
- §155-21.C(15) – Distances and bearings for the right-of-way

### **DEFERMENTS**

The developer is requesting the following waivers:

#### **SALDO**

- §155-32.A(1) – Concrete Monuments
- §155-32.D(1) – Sidewalks
- §155-23.C(1) – Minimum Cartway Width

## PC Meeting Minutes: February 15, 2022

### ACTION ON PLAN – WAIVERS AND DEFERMENTS

**Waiver of §155-9 – Preliminary Plan:** A motion by Prunoske second by Renehan to recommend a waiver of §155-9 – Preliminary Plan to the Board of Supervisors. Motion carried.

**Waiver of §155-21.B – Final Plan Scale:** A motion by Prunoske second by Miller to recommend a waiver of §155-21.B – Final Plan Scale to the Board of Supervisors. Motion carried.

**Deferral of §155-32.A(1) – Concrete Monuments:** A motion by Prunoske second by Frazier to recommend deferral of §155-32.A(1) – Concrete Monuments to the Board of Supervisors. Motion carried.

**Waiver of §155-25.A(3) – Lot Depth:** A motion by Prunoske second by Renehan to recommend waiver of §155-25.A(3) – Lot Depth to the Board of Supervisors. Motion carried.

**Waiver of §155-21.C(8) – Complete Boundary Survey:** A motion by Renehan second by Prunoske to recommend waiver of §155-21.C(8) – Complete Boundary Survey to the Board of Supervisors. Motion carried.

**Waiver of §155-21.C(15) – Distances and Bearings for the Right-of-Way:** A motion by Renehan second by Miller to recommend waiver of §155-21.C(15) – Distances and Bearings for the right-of-way to the Board of Supervisors. Motion carried.

**Deferral of §155-32.D(1) – Sidewalks:** A motion by Prunoske second by Frazier to recommend deferral of §155-32.D(1) – Sidewalks to the Board of Supervisors. Motion carried.

**Deferral of §155-23.C(1) – Minimum Cartway Width:** A motion by Prunoske second by Renehan to recommend deferral of §155-32.D(1) – Sidewalks with the conditions set forth in engineer's review letter dated February 7, 2022 regarding §155-32.D(1) to the Board of Supervisors. Motion carried.

### ACTION ON PLAN –

**Mahlon Z. Martin (307 Goods Road Ephrata) Subdivision and Land Development Plan:** A motion by Renehan second by Miller to recommend approval of Mahlon Z. Martin (307 Goods Road Ephrata) Subdivision and Land Development Plan to the Board of Supervisors conditioned upon the Township Engineer's review letter dated February 7, 2022. Motion carried.

**2022-02- 154 E Farmersville Road – Special Exception:** The Planning Commission did a line by line review of the Special Exception submitted for 154 E Farmersville Road. There was no representative in attendance to speak about the submission. The Planning Commission offers the following comments on the entire submission:

## **PC Meeting Minutes: February 15, 2022**

### **I. Background**

1. (I.7/pg 2) The applicant should be required to verify with the SEO that current septic is adequate for all uses being requested. Are there multiple systems that serve the property, specifically the 2 units closest to Farmersville Road?
2. (I.9/pg 3) Verify the number of bedrooms total once all construction is complete. If the house is sprinkled, where is the water supply for the system located? The current definition of a Bed and Breakfast only allows for 5 bedrooms to be rented to overnight guests and for not longer than one week at a time. The request of three additional rooms is a significant change to the current ordinance.

### **II. Proposed Use**

3. (II.10/pg 2) Clarification on food service. With self-serve food, what sanitary requirements will need to be in place? Current zoning ordinance §184-39 - Bed and Breakfast only allows breakfast as the only meal to be offered.
4. (II.11/pg 3) See comment #2. How would the occasional stay be policed?
5. (II.12/pg 3) An annual permit would not be ideal for the Township. This permit should be based per event. It is recommended that the permit be based upon a recommendation by the SEO as to how many people, not availability of parking. Allowing a variance change from 3 weddings a year to unlimited vastly changes the use of the property from a bed and breakfast to a wedding venue. Clarification should be given on what other types of events can be held. Event info in permit should include the type of event, number attending and location of parking spaces. What types of events have been held on the property for the past 2 years? Previous owner did not abide by the past zoning hearing board's requirements.
6. (II.13/pg 3) Will the units that requested to become short term rentals, without owner occupying portion of the building, need to be sprinkled? The owner must abide by the building code requirements for short term rentals.
7. (II.14/pg 4) Will non-wedding guests be able to rent room when a wedding is scheduled on the property?
8. (II.15/pg 4) Provide map delineating parking. The previous ZHB decision limits the number of parking area to what is listed in zoning ordinance. This can be left to the interpretation if the actual use is commercial versus residential.

### **III. Proposed Relief**

9. (III.A.17/pg 4) Allowing bed and breakfast establishments to run without owner being on premises as required in the Township's current zoning can open up other bed and breakfast establishments to request the same variance if granted to this applicant. This no longer meets the definition of a bed and breakfast under the Township's zoning.
10. (III.B.18/pg 4) See comment #5.

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11. (III.B.19/pg 4) See comment #5.
12. (III.C.20/pg 5) See comment #6.
13. (III.C.21/pg 5) See comment #6.
14. (III.C.22/pg 5) See comment #9.
15. (III.C.23/pg 5) See comment #6.

**Action on 2022-02- 154 E Farmersville Road – Special Exception:** A motion by Weinhold, second by Prunoske to deny special exception as submitted as per notes 1-15 listed above. Motion carried.

Motion by Weinhold second by Prunoske to direct Township Manager Seesholtz to attend the Zoning Hearing Board for 154 E Farmersville Road – Special Exception to read the 15 comments into the record of the Hearing scheduled on March 2, 2022. Motion carried.

### **Public Comment:**

There was no public comment.

**Adjournment:** There being no other business before the Planning Commission, a motion by Frazier second by Miller to adjourn the meeting at 9:22 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager