



# WEST EARL TOWNSHIP PLANNING COMMISSION

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

## Meeting Minutes

January 18, 2022

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, January 18, 2021.

Those members in attendance were:

Dean Weinhold, Chairman  
Janell Frazier, Secretary  
Craig Miller, Member

Cameron Renehan, Member  
Ben Craddock, Township Engineer  
Jenna Seesholtz, Township Manager

**Attendees:** Peter Wertz of Wallace, McNees, & Nurick, Rickard Zook, David Thornton, John Stauffer, Mike Snyder, Arthur Hoover, Wilmer Hoover, Tom Schaller, Tom Matteson of Diehm & Sons, Inc.

### Reorganization

**Chairman:** A motion by Frazier second by Miller to appoint Dean Weinhold as Chairman of the Planning Commission. There were no additional nominations. Motion carried.

**Vice-Chairperson:** A motion by Miller second by Frazier to appoint Jennifer Prunoske as Vice- Chairperson of the Planning Commission. There were no additional nominations. Motion carried.

**Secretary:** A motion by Frazier second by Weinhold to appoint Cameron Renehan as Secretary of the Planning Commission. There were no additional nominations. Motion carried.

### Minutes

**December 21, 2021 Minutes:** A motion by Miller second by Renehan to approve the Planning Commission minutes of December 21, 2021 as submitted. Motion carried.

### Public Comments

There was no public comment.

### New Business

**2021-13 Madison & Madison Properties, LLC (Gun-Krete):** 4435 Oregon Pike, Ephrata. 1.733 acres. Zoned Commercial (C-2) and Industrial (I). Proposes to construct a 60'x141' building. Tom Matteson of Diehm & Sons, Inc. was there to present on behalf of his client.

**WAIVERS/DEFERMENTS:** The developer requested the following waivers or deferments:

#### **SALDO**

Waiver of §155-9 – Preliminary Plan  
Waiver of §155-20.B and §155-21.B Final Plan Scale  
Deferral of §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 a waiver of §155-9 – Preliminary Plan to the Board of Supervisors. Motion carried.

**Waiver of §155-20.B and §155-21.B – Final Plan Scale:** A motion by Renehan second by Frazier to recommend a waiver of §155-20.B and §155-21.B – Final Plan Scale to the Board of Supervisors. Motion carried.

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

## **ACTION ON PLAN –**

**2021-13 Madison & Madison Properties, LLC (Gun-Krete) – Preliminary/Final Land Development Plan:** A motion by Renehan second by Frazier to recommend approval of Madison & Madison Properties, LLC (Gun-Krete) – Preliminary/Final Land Development Plan to the Board of Supervisors conditioned upon the Township Engineer's review letter date January 11, 2022. Motion carried.

**Leola Produce Auction – Text Amendment Petition:** 135 Brethren Church Road, Leola. Peter Wertz of Wallace, McNees and Nurick spoke on behalf of his client. The Planning Commission members asked questions about the petition. John Stauffer of 151 Pleasant Valley Road stated that the petition Leola Produce submitted appears to be very restrictive and creates a very specific use for one parcel of land in the Township. Member Renehan asked if combining the lot that the Produce Auction leases would be able to bring any relief and the developer stated that they were not interested in doing that at this time. Chairman Weinhold asked if the Department of Agriculture is requiring the produce to be in an area with a covering (roof) and this new requirement may be a hardship that may be best to go before the Zoning Hearing Board. John Stauffer offered the Planning Commission members a plain language review on spot zoning which was written by a gentleman who wrote most of the zoning ordinance in the area.

A motion by Weinhold second by Frazier to recommend the Board of Supervisors deny the petition submitted by Leola Produce Auction for the text amendment. The petition contains language that will only benefit one property located in the Township which may be considered spot zoning. Weinhold noted that applying to the Zoning Hearing Board may be best way for Leola Produce Auction to seek relief for the addition they wish to build. Motion carried.

## **Public Comment:**

There was no public comment.

**PC Meeting Minutes: January 18, 2022**

**Adjournment:** There being no other business before the Planning Commission, a motion by Miller second by Renehan to adjourn the meeting at 7:58 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager