



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 – July 19, 2022

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, July 19, 2022.

Those members in attendance were:

Dean Weinhold, Chairman
Jennifer Prunoske, Vice Chair
Cameron Renehan, Secretary

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

Attendees: John Stauffer, Steve Gergely and Kevin Zimmerman

Minutes

June 21, 2022 Minutes: Moved by Miller seconded by Prunoske to approve the Planning Commission minutes of June 21, 2022 as submitted. Motion carried.

Public Comments

There was no public comment.

New Business

Zimco Partners, LP (64 Cocalico Creek Road) – Final Lot Add-on and Land Development Plan: 64 Cocalico Creek Road, Ephrata. Developer proposed to construct a 20,000 sq ft addition to existing 55,462 sq ft building on newly created 6.360 acre lot.

WAIVERS

The developer is requesting the following waivers:

SALDO

§155-9 – Preliminary Plan
§155-21.B – Plan Scale
§155-23.C(1) & 155-32.B(1) – Minimum Cartway
§155-32.A(1) – Concrete Monuments

STORMWATER

§149-34(G) – Pipe Capacity
§149-149-37.C.(1)(a)[4] – Minimum Diameter Pipe
§149-43.M.(7) – Existing Features within 200 Feet

DEFERRALS

The developer is requesting the following deferrals:

§155-32.D – Sidewalks

ACTION ON PLAN – WAIVERS AND DEFERMENTS

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

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

Deferral of §155-23.C(1) and §155-32.B(1) – Minimum Cartway: A motion by Prunoske second by Miller to recommend deferral of §155-23.C(1) and §155-32.B(1) – Minimum Cartway to the Board of Supervisors. Motion carried.

Waiver of §155-32.A(1) – Concrete Monuments: A motion by Prunoske second by Renehan to allow a waiver of §155-32.A(1) – Concrete Monuments to the Board of Supervisors but the developer must set a metal pin on the right-of-way boundary where the direction changes. Motion carried.

Deferral of §155-32.D – Sidewalks: A motion by Prunoske second by Renehan to recommend waiver of §155-32.D – Sidewalks to the Board of Supervisors. Motion carried.

Waiver of §149-34(G) – Pipe Capacity: A motion by Prunoske second by Miller to recommend a waiver of §149-34(G) – Pipe Capacity to the Board of Supervisors. The pipe labeled A5 can hold less capacity that stormwater design requires. Motion carried.

Waiver of §149-37.C(1)(a)[4] – Minimum Diameter Pipe: A motion by Prunoske second by Miller to recommend waiver of §149-37.C(1)(a)[4] – Minimum Diameter Pipe to the Board of Supervisors. Motion carried.

Waiver of §149-43.M.(7) – Existing Features within 200 Feet: A motion by Prunoske second by Renehan to recommend modification of §149-37.C(1)(a)[4] – Minimum Diameter Pipe from 200 ft to 150ft to the Board of Supervisors. Motion carried.

ACTION ON PLAN –

Zimco Partners, LP (64 Cocalico Creek Road) – Final Lot Add-on and Land Development Plan: A motion by Renehan second by Prunoske to recommend approval of Zimco Partners, LP (64 Cocalico Creek Road) – Final Lot Add-on and Land Development Plan to the Board of Supervisors conditioned upon the Township Engineer's review letter dated July 11, 2022. Motion carried.

Warren H. Nolt Preliminary/Final Subdivision and Land Development Plan: A motion by Prunoske second by Miller to table the Warren H. Nolt Preliminary/Final Subdivision and Land Development Plan until the developer can be present. Motion carried.

Adjournment: There being no other business before the Planning Commission, a motion by Prunoske second by Miller to adjourn the meeting at 7:23 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager