



# 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 – June 21, 2022

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, June 21, 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:** John Stauffer, Glenn Rissler, Molly Hughes of Red Barn Consulting, Inc.

### Minutes

**May 17, 2022 Minutes:** Moved by Frazier seconded by Miller to approve the Planning Commission minutes of April 19, 2022 as submitted. Motion carried.

### Public Comments

There was no public comment.

### New Business

**Glenn Rissler Residence - Preliminary/Final Land Development Plan:** 3879 Oregon Pike, Leola. 27 Acres. Zoned Ag. Proposes to build a 30'x40' Dwelling and 40'x70' Pole Building

**WAIVERS:** The developer is requesting the following waivers:

#### **SALDO**

- §155-9 – Preliminary Plan
- §155-21.B – Plan Scale
- §155-21.C(8)(b) – Property Boundary Lines
- § 155-32.A(2) – Corner Markers
- §155-32.D(1) Sidewalks

#### **STORMWATER**

- §149-32.A(2)(a)[2](c) – Loading Ratio for volume control facilities

## **ACTION ON PLAN – WAIVERS AND DEFERMENTS**

**Waiver of §155-9 – Preliminary Plan:** A motion by Weinhold second by Prunoske 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 – Plan Scale:** A motion by Weinhold second by Prunoske to recommend a waiver of §155-21.B – Final Plan Scale of 30 and 150 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.

**Waiver of §149-32.A(2)(a)[2](c) – Loading Ratio for volume control facilities:** : A motion by Prunoske second by Weinhold to recommend waiver of §149-32.A(2)(a)[2](c) – Loading Ratio for volume control facilities to the Board of Supervisors. Motion carried.

**Waiver of §155-21.C(8)(b) – Property Boundary Lines:** A motion by Weinhold second by Renehan to recommend to the Board of Supervisors waiving §155-21.C(8)(b) – Property Boundary Lines for the entire property survey provided the three property lines around the development area are surveyed. YEA: Weinhold, Renehan, Frazier, Miller. NEA: Prunoske. Motion carried.

**Waiver of §155-32.A(2) – Corner Markers:** A motion by Weinhold second by Miller to recommend to the Board of Supervisors waiving §155-32.A(2) – Corner Markers for the entire property provided that they are placed on the three corners around the development area. YEA: Weinhold, Renehan, Frazier, Miller. NEA: Prunoske. Motion carried.

### **ACTION ON PLAN –**

**Glenn Rissler Residence - Preliminary/Final Land Development Plan:** A motion by Renehan second by Frazier to recommend approval of Glenn Rissler Residence - Preliminary/Final Land Development Plan to the Board of Supervisors with the following conditions:

1. The developer will verify the Right of Way and ensure that it is consistent with the Right of Way on the adjoining property on State Road 272
2. All items contained in Township Engineer's review letter date June 13, 2022.

Motion carried.

**Farmerville Mennonite School – Land Development Waiver Request:** 65 Farmersville Road, Zoned R2. 2.71 Acres. Proposes a 13'x30' equipment room as an underground addition over existing impervious surface.

**WAIVERS:** The developer is requesting the following waiver:

**SALDO**

§155-ARTICLE III – Land Development Plan

## PC Meeting Minutes: June 21, 2022

### **ACTION ON PLAN –**

**Farmerville Mennonite School – Land Development Waiver Request:** A motion by Renehan second by Prunoske to recommend waiver of Chapter 155 ARTICLE III – Land Development Plan with the following conditions:

1. The developer will execute deferment documents for a deferment of §155-32.D(1) – Sidewalks and §155-23.A(5) and §155-23.A(5) – Cartway Width and Right-of-Way Width
  2. All items contained in Township Engineer's review letter date June 11, 2022.
- Motion carried.

**ACT 537 Sewage Facilities Plan (For review and approval at the July 19, 2022 PC Meeting):** Manager Seesholtz presented the Planning Commission Members with a copy of the Draft Act 537 Sewage Facilities Plan for their review and approval at their next meeting. No action taken at this meeting.

**Adjournment:** There being no other business before the Planning Commission, a motion by Miller second by Frazier to adjourn the meeting at 8:15 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager