



## 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 – October 18, 2022

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, October 18, 2022.

Those members in attendance were:

Dean Weinhold, Chairman  
Jennifer Prunoske, Vice Chair  
Cameron Renehan, Secretary  
Craig Miller, Member

Janell Frazier, Member  
Ben Craddock, Township Engineer  
Jenna Seesholtz, Township Manager

**Attendees:** John and Karen Stauffer, Dave Mease of Diehm & Sons, Edith Lorah and Richard Lorah, Dwight Yoder of Gible, Kraybill & Hess, David Lapp, Anthony Petersheim, Eugene Hurst, Steve Lapp, Jake Lapp, Kelly Stauffer, Nate Stoltzfus, Ben Brubaker, Harold Stauffer, Elvin Hoover, Daniel Shirk, Nelson Hoover, Roger Fry, Warren Nolt, Dave Mease, Jay David Stauffer

### Minutes

**September 20, 2022 Minutes:** Moved by Frazier seconded by Prunoske to approve the Planning Commission minutes of September 20, 2022 as submitted. Motion carried.

### Public Comments

There was no public comment.

### New Business

**2022-2 Warren H. Nolt Preliminary/Final Subdivision and Land Development Plan:** 152 N. Hershey Rd, Leola. Zoned Ag. Developer proposed to subdivide an 84.243 acre parent tract into 2 lots. One containing 11.354 acres (dwelling and associated stormwater to be constructed) and the other 72.889 acres. A motion by Miller second by Renehan to table the Warren H. Nolt Preliminary/Final Subdivision and Land Development Plan until items dealing with the Township's Sewage Enforcement Office can be cleared up. Motion carried.

**2021-05 MM Weaver Preliminary/Final Subdivision and Land Development Plan:** 391 E. Main Street, Leola. Zoned Ag, Commercial & residential. Applicant proposes to construct an agricultural equipment sales and service facility.

### **WAIVERS**

The developer is requesting the following waivers:

#### **SALDO**

§155-9 – Preliminary Plan  
§155-32.D(2) – Sidewalks

## PC Meeting Minutes: October 18, 2022

### STORMWATER

§149-32.A(1) – Volume Control Requirements

§149-32.E(2) – Volume Control Storage

### ACTION ON PLAN – WAIVER SALDO

**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.

**Deferment of §155-D(2) – Sidewalks:** A motion by Prunoske second by Miller to recommend a deferment of Deferment of §155-D(2) – Sidewalks for Butter Road and East Main Street to the Board of Supervisors. Motion carried.

### STORMWATER

**§149-32.A(1) – Volume Control Requirements:** A motion by Prunoske second by Frazier to recommend a waiver of §149-32.A(1) – Volume Control Requirements to the Board of Supervisors with the condition that the downstream easement on the neighboring property be executed to protect the neighbor. Motion carried.

**§149-32.E(2) – Volume Control Storage:** A motion by Prunoske second by Miller to recommend a waiver of §149-32.E(2) – Volume Control Storage: to the Board of Supervisors with the condition that the downstream easement on the neighboring property be executed to protect the neighbor. Motion carried.

### ADDITIONAL ACTION ON PLAN AND RECOMMENDATION MOTION:

**Deferment of §155-23.C(1) – Street Width (Right-of-Way) :** A motion by Prunoske second by Renahan to recommend a deferment of §155-23.C(1) – Street Width to the Board of Supervisors for right-of-way and cartway imposed along East Main Street for any sidewalk improvements that may be necessary in the future. Motion carried.

**2021-05 MM Weaver Preliminary/Final Subdivision and Land Development Plan:** A motion by Weinhold second by Prunoske to recommend approval of 2021-05 MM Weaver Preliminary/Final Subdivision and Land Development Plan to the Board of Supervisors conditioned upon the Township Engineer's review letter dated October 12, 2022. Motion carried.

**Nathan Stoltzfus - 50 Allen Road, Ephrata.** Mr. Stoltzfus is attending the Zoning Hearing Board on seeking a variance to §184-21 Structures to have access" to allow property to subdivide and single-family dwelling constructed to be constructed without access to public or private street. A motion by Prunoske second by Miller that the property not be subdivided using an easement for the driveway access without access to public street, but subdivided with a flag lot approach which allows access to the street. This approach will not create a land locked parcel. Motion carried.

## **PC Meeting Minutes: October 18, 2022**

### **OLD BUSINESS**

**Blessings of Hope Text Amendment - 1850 Diamond Station Road:** Dwight Yoder of Gibbel, Kraybill & Hess and Anthony Petersheim of Lancaster Design spoke on behalf of their clients, Blessings of Hope. In an answer to the Planning Commissions comments during the last review of the potential plan and text amendment petition, the developer has reworked their potential plan for the property located at 1850 Diamond Station Road. They removed the fueling station, the mechanic garages, the retail space and 60,000 sq ft of impervious surface.

### **Planning Commission Member Comments**

Member Prunoske asked about the note #3 on the plan. She was under the impression that the food going to the facility would just be from local farmers. The note states that large food distributors would also be able to access the location.

Chairman Weinhold states that he has a hard time allowing this type of use on prime agricultural land. He would like Blessings of Hope to find property that does not have the potential for farming. David Lapp of Blessings of Hope stated that they have been looking for over a year and a half and they have not been able to find property. Atty. Yoder asked Weinhold if he would oppose a distribution center on the property to which Weinhold replied that there is other suitable land for what they are trying to accomplish.

Member Frazier asked if the rest of the property would still be farmed to which the developer replied yes. Frazier noted that she appreciates that the developer took the Planning Commissions comments to heart and removed the items not involved in the food processing. She also appreciated that Blessings of Hope continues to branch out to serve their mission. She has lived in the area for 34 years and has concerns that Lancaster County's population continues to increase.

### **Public Comment:**

**Harold Stauffer** – Mr. Stauffer understands that Blessings of Hope has issues within other townships and does not wish to bring those issues into West Earl Township.

**Elvin Hoover** – Mr. Hoover would like to know why they cannot purchase the already zoned industrial property across the street from 1850 Diamond Station Road. Mr. Lapp noted that it is his understanding that the property is already under contract with another entity.

**Kelly Stauffer** – Ms. Stauffer asked what happens to the excess produce that is not used. The developer noted that it goes into a manure processor. Ms. Stauffer is concerned about losing farmland when there are so many empty buildings that Blessings of Hope can utilize.

**Karen Stauffer** – Mrs. Stauffer asked what the newly proposed square footage of the building will be. Blessings of Hope noted that the new building will have a footprint of 147,515 sq ft and will be 40 foot tall. Mrs. Stauffer noted the use of prime farmland and the issue with traffic.

## **PC Meeting Minutes: October 18, 2022**

**Blessings of Hope:** No action was taken.

**Adjournment:** There being no other business before the Planning Commission, a motion by Frazier second by Prunoske to adjourn the meeting at 8:41 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager