



WEST EARL TOWNSHIP PLANNING COMMISSION

Dean Weinhold, Chairman · Cameron Renehan, Vice Chairman
Janell Frazier, Secretary · Craig Miller, Member · William Howard, Member
Jenna Seesholtz, Township Manager · Ben Craddock, Township Engineer

Meeting Minutes – September 19, 2023

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, September 19, 2023 at 7:00PM.

Those members in attendance were:

Dean Weinhold, Chairman
Cameron Renehan, Vice Chair
Janell Frazier, Secretary
Craig Miller, Member

Bill Howard, Member
Jenna Seesholtz, Township Manager
Ben Craddock, Township Engineer

Attendees: Todd Shoaf of Pioneer Management, LLC, Peter Wertz of McNees, Wallace & Nurick, LLC, Floyd Zook of 328 Akron, LLC

Minutes

June 20, 2023 Minutes: Moved by Renehan seconded by Frazier to approve the Planning Commission minutes of June 20, 2023 as submitted. Motion carried. Miller abstained from this vote as he was not in attendance of the June 20th meeting.

Public Comments

There was no public comment.

New Business

328 Akron, LLC – Petition to Amend Zoning Ordinance and Zoning Map: Peter Wertz of McNees, Wallace & Nurick, LLC spoke on behalf of his client, Floyd Zook. 328 Akron Road contains 1.613 acres and it is currently split zoned with a portion in the C-2 General Commercial District and a small portion in the R-1 Low Density Residential. The developer is proposing the following:

1. Rezone the R-1 area of the lot to C-2
2. Amend the definition of "Shopping Center" in the Zoning Ordinance.
3. Amend §184-15.D(1) of the Zoning Ordinance related to C-2 District regulations, to ensure that the Proposed Redevelopment is subject to a 35,000 sq ft minimum lot area. The current ordinance states that "the minimum lot area shall be 35,000 square feet for each principal use." Developer desires to clarify that two principal uses within the semi-detached building on the same lot are subject to a 35,000 square foot minimum lot area.
4. Amend §184-36.A(1)(a)[5] of the Zoning Ordinance to reduce the required of-street parking for retail stores from 1 space per 100 sq feet of gross floor area to 1 space per 200 sq feet of gross floor area.

Recommendations to the Board of Supervisors for Amendment request: A motion by Weinhold second by Renehan to recommend the Board of Supervisors approve the requested amendments as follows:

1. Amend the Zoning Ordinance definition of "Shopping Center" as submitted by developer.
2. Amend §184-15.D(1) of the Zoning Ordinance as submitted by developer.

Motion carried.

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Recommendations to the Board of Supervisors for Amendment request: A motion by Weinhold second by Miller to recommend the Board of Supervisors approve the requested amendment to §184-36.A(1)(a)[5] of the Zoning Ordinance to reduce the required of-street parking for retail stores from 1 space per 100 sq feet of gross floor area to 1 space per 200 sq feet of gross floor area plus 1 space per each employee on the two largest shifts, with the condition that Upper Leacock and East Lampeter have the same requirement as they are in the joint comprehensive plan with West Earl Township. Motion carried.

Recommendations to the Board of Supervisors for Amendment request: A motion by Renehan second by Howard to recommend the Board of Supervisors approve the requested amendment to the zoning of 328 Akron Road from split zoning of C-2 and R-1 to C-2 exclusively. Motion carried.

Recommendations to the Board of Supervisors for Amendment request: A motion by Weinhold second by Renehan to recommend that the Board of Supervisors send the petition to the Lancaster County Planning Commission for their review and comments. Motion carried.

Adjournment: There being no other business before the Planning Commission, a motion by Howard second by Miller to adjourn the meeting at 7:51 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager