



WEST EARL TOWNSHIP PLANNING COMMISSION

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

AGENDA

March 21, 2023

1. Call to Order

REGULAR BUSINESS

1. Approval of Minutes of February 21, 2023
2. Public Comment

NEW BUSINESS

1. **Special Exception - Elvin & Charlotte Wenger:** 95 Sawmill Road, Ephrata. Applicant is requesting a Special Exception to §184-11(D)(7) to operate a bed and breakfast in the AG district
2. **Special Exception - Anthony & Tiffany Bauman:** 157 Center Square Road, Leola. Applicant is requesting a Special Exception to §184-11(D)(7) to operate a bed and breakfast in the AG district
3. **Leola Produce Preliminary/Final Subdivision and Land Development Plan:** 135 Brethren Church Road. Developer intends to add an additional 15.04 acres from adjoining 80.773 parcel and construct a 71,790 sq ft auction canopy addition to existing building with additional parking spaces.

WAIVERS

The developer is requesting the following waivers:

SALDO

- §155-9 – Preliminary Plan
- §155-21.C(8) – Boundary Lines Survey
- §155-23.A(5) & 155-23.C(1) – Minimum Cartway Width
- §155-32.C(2) – Curbs in Parking Compound
- §155-32.D(1) – Sidewalks

SWMO

- §149-32.A(2)(c) – Loading Ratios

If recommending to the BOS, the PC may conditionally approve based upon Township Engineer's review letter dated March 15, 2023.

4. **James and Alma Martin – Final Subdivision and Lot Add-on:** 275 Pool Road, . Developer intends to subdivide a dwelling from the 40-acre farm. No improvements or construction is being proposed.

WAIVERS

The developer is requesting the following waivers:

SALDO

- §155-9 – Preliminary Plan
- §155-21.B – Plan Scale
- §155-21.C(8)(b) – Boundary Lines Survey

DEFERMENTS

The developer is requesting the following deferments:

- §155-21.C(20) – Monuments and Markers
- §155-23.C(1) – Street Widths
- §155-32.D(1) – Sidewalks

If recommending to the BOS, the PC may conditionally approve based upon Township Engineer's review letter dated February 9, 2023.

5. **Delton Good – Stormwater Management Plan:** Developer proposes to add an additional 12,444 sq ft impervious on property.

If recommending to the BOS, the PC may conditionally approve based upon Township Engineer's review letter dated March 9, 2023.

OLD BUSINESS

1. None

AJOURNMENT

NEXT MEETING: Tuesday, April 18, 2023