



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

June 20, 2023

1. Call to Order

REGULAR BUSINESS

1. Approval of Minutes of April 18, 2023
2. Public Comment

NEW BUSINESS

1. **81 N. Farmersville Road – Jonathan and Elva Martin: Preliminary/Final Lot Add-On Plan:** 81 N Farmersville Road, Ephrata. Zoned Ag. Developer would like to add 8.964 acres to their lot at 81 N Farmersville Road for the adjoining 57.03 acres located at 70 N Farmersville Road to result in a 10.524 acre lot, leaving 48.07 on the larger lot.

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 – Remaining Lands
- §155-21.C(15) – Distanced and Bearings for existing ROW
- §155-23.A(1) & 155-23.C(1) – Minimum Right of Way & Street Widths
- §155-32.A(1) – Monuments
- §155-32.D(1) – Sidewalks

Lauber Road Preliminary/Final Subdivision and Land Development Plan: Lauber Road, Akron. Zoned C-2. Developer intends to subdivide a 33,250 sf parcel into 15,255 sf and 17,995 sf lots with single family home on each lot.

WAIVERS

The developer is requesting the following waivers:

SALDO

- §155-9 – Preliminary Plan
- §155-21.B – Plan Scale
- §155-23.A(1) & 155-23.C(1) – Minimum Right of Way & Street Widths
- §155-32.D(1) – Sidewalks

STORMWATER

- §149-32.A(2)(c) – Loading Ratios for Volume Control Facilities
- §149-37.C(1)(a)[4] – Minimum Pipe Diameter

3. **Special Exception – Jesse Fisher:** 47 E Main Street, Brownstown. Applicant is requesting a Special Exception to §184-12(C)(4) to operate a Bed and Breakfast in the R1 Zoning District
4. **Special Exception – Reginald Fisher:** 43 E Main Street, Brownstown. Applicant is requesting a Special Exception to §184-12(C)(4) to operate a Bed and Breakfast in the R1 Zoning District

5. **Special Exception – Lee & Andrea Dienner:** 137 E Main Street, Brownstown. Applicant is requesting a Special Exception to §184-12(C)(4) to operate a Bed and Breakfast in the R1 Zoning District
6. **Special Exception – Jay & Tamar Horning:** 405 W Metzler Road, Ephrata. Property Zoning Ag. Applicant is requesting a Special Exception to §184-11(D)(7) to operate a Bed and Breakfast in the Ag Zoning District

AJOURNMENT

NEXT MEETING: TBD