

WEST EARL PLANNING COMMISSION

Meeting minutes: June 21, 2016

PC Attendees: Frazier, Weinhold, Gauthier, Prunoske.

Staff: Engineer Rathman

Public Attendees: Michael Cowen, Commonwealth Engineers, John Conrad, EMM Sales, John Leid

Call to Order at 7:00 pm

On Motion by Gauthier, second by Prunoske, the May 2016 meeting minutes were approved.
Motion passed 4-0

Public Comments

None

Old Business

None

New Business:

EMM Sales Building Expansion – Michael Cowen, Commonwealth Engineers, presented the 3,000 sq. ft. building expansion project for the existing building located at 141 Zooks Mill Road. The applicant is requesting a waiver of the Subdivision and Land Development requirements. Mr. Cowen and John Conrad, President of EMM Sales, noted that the expansion would be used as warehouse space to address current on-site storage in portable units. Mr. Conrad also noted that the proposed expansion would not create the need for additional employees, not generate additional traffic, and not increase water and sanitary sewer usage.

On motion by Gauthier, second by Prunoske, the Planning Commission agreed to recommend a waiver of meeting subdivision and land development requirements on the conditions that:

1. A stormwater management plan is submitted and approved by the Township.
2. The 6 portable storage units are removed.

Motion passed 4-0

John & Nancy Leid Special Exception – John Leid presented a Special Exception request to house more than 500 birds in two poultry barns to be constructed. John stated each barn would house approximately 22,000 birds. The Planning Commission discussed the issue of odor noting the adjacent residential property and also discussed the close proximity of existing poultry barns on High Road.

On motion by Prunoske, second by Frazier, the Planning Commission supports the Special Exception request on the conditions that:

1. A stormwater management plan is submitted and approved by the Township.
2. Safe sight stopping distance is provided at the driveway.
3. Odor and nutrient management plans are prepared and implemented.
4. A conservation plan is prepared and implemented.
5. The project is compliant with applicable West Earl Township ordinances.

Motion passed 3-1, with member Weinhold dissenting.

The Planning Commission requested that the Township Manager prepare a letter to the Zoning Officer indicating the Planning Commission's recommendation.

Mitchell & Kelly Wissler Special Exception – No one attended the meeting to present the Special Exception request to allow a beauty salon as a Home Occupation. The Planning Commission discussed the request noting several site related questions.

On motion by Prunoske, second by Gauthier, the Planning Commission supports the Special Exception request on the conditions that:

1. Any stormwater management and/or grading plans or permits that may be required are submitted and approved by the Township.
2. Safe sight stopping distance is provided at any proposed driveway and that the existing clear sight triangle is maintained.
3. The number of parking spaces and setback and screening requirements as listed in the Zoning Ordinance are met.
4. A determination is made regarding the need for additional water and sanitary sewer capacity and associated connections or fees.
5. The proposed driveway meets Township requirements for minimum distance from an existing street intersection.

Motion passed 4-0.

The Planning Commission requested that the Township Manager prepare a letter to the Zoning Officer indicating the Planning Commission's recommendation.

On motion from Frazier, second by Gauthier, the meeting was adjourned at 8:19 pm. Motion passed 4-0

Respectfully Submitted
Cory Rathman, Becker Engineering