

WEST EARL PLANNING COMMISSION

Meeting minutes: December 20, 2016

PC Attendees: Weinhold, Gauthier, Prunoske and Fraizer

Staff: Manager Johnson and Cory Rathman

Public Attendees: Jerre Martin, Mark Stanley, Alan Love, Richard Stover, Craig Miller, Bill Fredericks, Dennis Martin and Dave Thornton

Call to Order at 7:00 pm

On Motion by Gauthier, second Fraizer, the November 15th, 2016 meeting minutes were approved. Motion passed 4-0

Public Comments

None

New Business:

Jerre Martin Land Development Plan

Mark Stanley addressed the Planning Commission on several items from the Becker Engineering letter dated December 20th, 2016. In regards to sidewalks, widening of the street and storm water. Mr. Martin is willing to remove a lean to portion of the barn to widen the space to create a green space for the public to get off cart way. To provide grading on the northern part of property to make it level to walk on. The HOP was discussed and the radius for truck travel. The Planning Commission requested guidance from the solicitor and that they would like to wait until the comments from PENN Dot come back. Also discussed was the zoning hearing decision from this year and previous years.

Mr. Stanley made a request for recommendations on three (3) Waivers.

1. Section 155.9 – Preliminary Plan Application – submit a final plan
2. Section 155-21.B – Plan Scale – submit at a scale of 1"=30'
3. Section 155-32.D.(1) – Sidewalks – not install along the property frontage

On a motion by Prunoske and second by Frazer to recommend Preliminary Plan and Plan Scale waivers. All in favor 3 and 1 no.

On a motion by Prunoske and second by Frazer to table plan while questions are answered on sidewalks and the HOP is available for review. All in favor, motion carried 4-0.

Den-Mar Properties – Martin Appliance Land Development Plan

Bill Fredericks addressed the Planning Commission on the plan to add on to the Martin Appliance building, additional parking area and new storm water management facilities. And also a 1,382 square foot parcel to be added to the current Martin Appliance property.

Mr. Fredericks requested a waiver from Section 155.9 Preliminary plan application – Applicant has requested to submit a final plan and associated documents. On a motion by Gauthier and second by Prunoske to recommend the waiver request. All in favor, motion carried 4-0.

Mr. Frederick requested a deferral from Section 155-32.D.(1) – Sidewalks – In lieu of installing sidewalks at this time, the Township may wish to consider entering into an agreement with the property owner where the property owner agrees to install sidewalk, along the with obtaining the necessary permitting, at such time as the Township deems appropriate. On a motion by Gauthier and second by Prunoske to recommend the deferral request. All in favor, motion carried 4-0.

On a motion by Prunoske and second Gauthier to recommend the Den-Mar Plan to the Board of Supervisors per the Becker Engineering letter dated December 19th, 2016. All in favor, motion carried 4-0.

Engineers report was reviewed

On motion from Frazer, second by Gauthier, the meeting was adjourned at 8:22 pm. Motion passed 4-0

Respectfully Submitted
Candie L. Johnson