

WEST EARL PLANNING COMMISSION

Meeting minutes: January 17, 2017

PC Attendees: Weinhold, Gauthier, Prunoske, Miller and Fraizer

Staff: Manager Johnson and Cory Rathman

Public Attendees: Jerre Martin, James Welch, Alan Love, Matt Crème, Ted Cromleigh, Eugene Hurst, Jeremy Good and Butch Keppley.

Call to Order at 7:00 pm

On a motion by Gauthier and second by Fraizer to keep Dean Weinhold as Chairman of the Planning Commission. Motion passed 5-0

On a motion by Fraizer and second by Weinhold to keep Dick Gauthier as Vice Chairman of the Planning Commission. Motion passed 5-0.

On a motion by Gauthier and second by Weinhold to keep Janelle Frazier as Secretary of the Planning Commission. Motion passed 5-0.

On Motion by Prunoske, second by Miller, the December 20, 2016 meeting minutes were approved. Motion passed 5-0

Public Comments

None

New Business:

Jerre Martin Land Development Plan

James Welch addressed the Planning Commission on a request of a waiver on Sidewalks and the Conditional approval of the Plan. Discussion was presented on several issues including: Comment letter from Township SEO, comments being received from Penn DOT, grading at the barn and fence are not noted on the plan, sidewalks, and conditions on road when trucks are on the road together.

On a motion by Weinhold and second by Fraizer to recommend waiver request for sidewalks all in favor 2 and 3 no. Fraizer and Weinhold voting in favor.

On a motion by Weinhold and second by Fraizer to recommend the conditional approval of the plan to the Board per the Becker Engineering letter dated January 16th, 2017 and that the plans were not update and would not be signed till satisfied. All in favor, motion carried 4-1. Gauthier voting no.

MM Weaver

Matt Crème, Ted Cromleigh, Eugene Hurst and Jeremy Good were present to address the Commission on the plan they are working on for MM Weaver and Sons business on Groffdale Road. The project consists of purchasing land to handle the storage of their equipment. They service what they sell, they only sell farm equipment, and they do not sell mowers or any excavating equipment. They have been in business since the 1930's. Chairman Weinhold asked about as-built plans from 2008 project. Manager Johnson will look for that information for him.

2017 CDBG PROJECT PHASE 4 – EAST MAIN STREET STORMWATER

Manager Johnson reviewed the project with the Commission. This is a continuation of Phase 1, 2 and 3. The Planning Commission has no comments on the project.

On a motion by Gauthier and second by Miller to prepare a letter of support for the project. All in favor motion carried 5-0.

SPECIAL EXCEPTION FOR JOHN AND GLENDA HOOVER

John and Glenda Hoover, 186 W. Metzler Road are asking the Zoning Hearing Board for a special exception for a Family Farm Support Business for their excavating business.

On a motion by Weinhold and second by Gauthier to recommend in a letter that the applicant has to meet all the requirements of a Family Farm Business as specified in the Zoning Ordinance if they can't then it be denied. All in favor, motion carried 5-0.

On a motion by Prunoske and second by Fraizer to make the following recommendation to the Zoning Hearing Board, that a riparian corridor with an easement agreement is provided and that the minimum Township Ordinance standards for sidewalk, curbing and roads are recommended. All in favor, motion carried 5-0.

Engineers report was reviewed

On motion from Prunoske, second by Gauthier, the meeting was adjourned at 9:30pm. Motion passed 5-0

Respectfully Submitted
Candie L. Johnson