

WEST EARL PLANNING COMMISSION

Meeting minutes: April 2, 2018

PC Attendees: Frazier, Weinhold, Miller and Prunoske

Member Gauthier is on Vacation

Attendees: Manager Johnson, Engineer Rathman, Porter Stevens- LCPC, Kenelm Shirk, Robert Redcay, Dave Mease, Steve Gabriel, Sam Meckley, Sandy Kime, Scott Monger and Dave Snyder

Call to Order at 7:00 pm

On Motion by Miller, second by Frazier, the February 20th, 2018 meeting minutes were approved. Motion passed 4-0.

Public Comments

None

New Business:

1. Scott Monger Sub-Division Plan – Dave Mease from Diehm and Sons presented the Sub-Division Plan for a 2 lot sub-division.
On a motion by Frazier, second by Miller to recommend the two waiver requests from Section 155.9 Preliminary Plan and Section 155-21.B Plan Scale. Motion carried 4-0.
On a motion by Prunoske and second by Frazier to recommend a deferral of installing sidewalk and curbing until the East Main Street Sidewalk Project is completed or until the Board of Supervisors deems it necessary. Motion carried 4-0.
On a motion by Miller and second by Frazier to recommend a waiver of Section 149-52 to allow the storm water planning until the lots submit for a building permit. The developer will have to submit small project applications for storm water for the developing of the 2 lots. Motion carried 4-0.
On a motion by Miller and second by Frazier to recommend conditional approval for the plan per the March 15th, 2018 Becker Engineering review letter. Motion carried 4-0.
2. Non-Motorized Transportation Master Plan - Steve Gabriel and Sam Meckley from Rettew were present to review the Plan with the Commission. After a brief update, Steve and Sam asked the Commission to identify the areas that they might see as locations that are needed.
 1. Brownstown and Talmega Area
 2. Talmega to Park
 3. Turkey Hill to Sheetz

4. Church Street to Bus Stops on Route 272
 5. Farmersville Area for Non-Motorized travelers
 6. Church Street sidewalk to Main Street – Safety
 7. Tobacco Road Development on North side
 8. Areas of Akron – Getting from West Earl to Akron
 9. Commercial Properties on Oregon Pike
3. Bobby Rahal Land Development Plan – Sandy Kime from ELA presented the Rahal Plan to the Commission. Mr. Kime reviewed the Project showing the development of three (3) lots, one to be used as a Lexus Dealership and the other 2 lots to be developed at a later date. He showed that a road will be put in to a cul-de-sac at the end of the property line. Water and sewer are available for all lots. He reviewed the intersection at Church and Burkholder Drive to have traffic signal installed. Chairman Weinhold asked about the location of street trees and hours of operations, which are Monday thru Friday 7:30 am till 8:00 pm and Saturday's 9-5. Engineer Rathman reviewed that the plan has been reviewed by our traffic engineer. Mr. Kime reviewed the turning lanes and the improvements to Oregon Pike that will have to be done per PennDOT. Mr. Weinhold then opened the comments to the public, Mr. Kenelm Shirk asked why it doesn't show the connection to the other side of Burkholder Drive and if a car lot was a permitted use in the C-1 district. Mr. Kime addressed Mr. Shirk question explaining that Burkholder Drive was being taken to the property line as the Ordinance requires. Mr. Weinhold explained that we are here for the Rahal Plan and that the road is being taken to the property line. Mr. Rathman explained that the use is permitted in the Commercial District. Mr. Bob Redcay owner of the Cloverbrook Development asked about the road width, Mr. Kime explained that the road is being proposed for no parking. Signs will be placed and no parking will be allowed. Mr. Redcay also said that all storm water will discharge onto his property. Mr. Weinhold explained that the plan will need to be accordance with the storm water ordinance.

Reviewed the Engineer's report for March.

On motion from Frazier, second by Miller, the meeting was adjourned at 8:40 pm. Motion passed 4-0

Respectfully Submitted
Candie L. Johnson