

## **WEST EARL PLANNING COMMISSION**

Meeting minutes: May 15, 2018

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

Attendees: Supervisor Keppley, Supervisor Kauffman, Solicitor Cleary, Engineer Rathman, Porter Stevens- LCPC, Kenelm Shirk, Steve Gabriel, Sam Meckley, Sandy Kime, Dave Snyder, Dwight Yoder, Roger Fry

Call to Order at 7:00 pm

On Motion by Miller, second by Frazier, the April 17, 2018 meeting minutes were approved. Motion passed 5-0.

### **Public Comments**

None

### **New Business:**

1. Non-Motorized Transportation Master Plan - Steve Gabriel and Sam Meckley from Rettew were present to review the Plan with the Commission. Steve and Sam provided an update of the plan discussing the following items:
  - a. Feedback from LCPC
  - b. Primary & Secondary Destinations
  - c. Priority Projects – Sidewalk along South State Street to Talmage and along Church Street from Main Street to Oregon Pike
  - d. Bicycle Routes
2. Conestoga Mennonite Church – Roger Fry presented the Conestoga Mennonite Church plan to the Commission. The project involves 2 existing properties located at 405 Turtle Hill Road and 313 North Farmersville Road. The subdivision will create a larger church property for the purpose of expanding the church's cemetery. No construction is proposed as part of the project. Both properties are located within the Agricultural zoning district. Waivers of preliminary plan submission, field located contours, and plan scale are being requested.

On motion by Prunoske, second by Gauthier, the Planning Commission recommended that the waiver of preliminary plan submission be granted by the Supervisors.

Motion passed 5-0

On motion by Prunoske, second by Miller, the Planning Commission recommended that the waiver of providing field located contours be granted by the Supervisors.

Motion passed 5-0

On motion by Frazier, second by Gauthier, the Planning Commission recommended that the waiver of plan scale be granted by the Supervisors.

Motion passed 5-0

On motion by Prunoske, second by Gauthier, the Planning Commission recommended that the subdivision plan be approved by the Supervisors conditioned upon the applicant meeting the outstanding comments in Becker Engineering's February 23, 2018 letter.

Motion passed 5-0

3. Bobby Rahal Land Development Plan – Sandy Kime from ELA presented the Rahal Plan to the Commission. Mr. Kime briefly 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. Mr. Rathman stated that initial submission of the Highway Occupancy Permit Plans is required. Mr. Kime and the Planning Commission reviewed 10 waivers being requested.

On motion by Gauthier, second by Miller, the Planning Commission recommended that the Board of Supervisors grant the following waivers and deferrals in connection with the Final Land Development Plan for Bobby Rahal Automotive Group, prepared by ELA Group, Inc.:

1. Subdivision and Land Development Ordinance Section 155-9 requiring submission and approval of a preliminary plan prior to submission of a final plan.
2. Subdivision and Land Development Ordinance Section 155-21.B to allow a plan scale of 1 inch equals 40 feet instead of 1 inch equals 50 feet.
3. Subdivision and Land Development Ordinance Section 155-23.C(1) to reduce a collector street right-of-way width from 60 feet to 50 feet and to reduce the collector street cartway width from 40 feet to 34 feet.
4. Subdivision and Land Development Ordinance Section 155-23.F(2)(b) to reduce the minimum centerline street radii for a collector street from 450 feet to 250 feet.
5. Subdivision and Land Development Ordinance Section 155-23.H(6)(b) to reduce the street curb radii for access drive intersections with a collector street from 30 feet to 20 feet at the first access drive to Lot 1.
6. Subdivision and Land Development Ordinance Section 155-23.J(3) to permit a temporary cul-de-sac street with a length of 1,033 feet.
7. Subdivision and Land Development Ordinance Section 155-32.C(5) to reduce the curb reveal from 8 inches to six inches outside of the street right-of-way.
8. Subdivision and Land Development Ordinance Section 155-32.D(2) to defer installation of sidewalks along the Oregon Pike and Burkholder Drive frontages of Lots 2 and 3 until a land development is proposed for such lot.
9. Storm Water Management Ordinance Section 149-37.C(1)(a)[3] to permit the use of RCP pipe and use reinforced concrete pipe, both circular and elliptical, in areas where the minimum Township standard for pipe cover is not met.

10. Storm Water Management Ordinance Section 149-37.C(1)(a)[4] to permit the use of 12 inch pipe as the minimum diameter in the vehicular loading areas outside of the public right-of-way in lieu of 15 inch diameter pipe.

With all waivers subject to the following conditions:

- A. The design of primary roadway, stormwater, water and sanitary sewer infrastructure for Lots 1, 2 and 3 shall be included on the Plan.
- B. Parking shall be prohibited on both sides of Burkholder Drive, and the developer shall be responsible for the costs of developing and enacting a no parking ordinance and obtaining and installing the necessary signage.
- C. Burkholder Drive shall be constructed with increased pavement depths as recommended by Traffic Planning & Design, Inc. in the letters dated March 19, 2018, and May 9, 2018, and shall be extended to the property boundary to the north.
- D. Safe stopping distance shall be provided at all intersections with proposed driveways and access drives.
- E. The second access drive intersection from Lot 1 to Burkholder Drive shall meet all requirements of the Subdivision and Land Development Ordinance.
- F. The access drive intersection for Lot 2 and Burkholder Drive shall meet all Subdivision and Land Development Ordinance requirements.
- G. The curb height within Burkholder Drive shall have a curb reveal of 8 inches.
- H. Applicant shall enter into a recorded agreement in a form acceptable to the Township Solicitor concerning the future installation of the sidewalks along the street frontages of Lots 2 and 3.
- I. The sidewalk along the Oregon Pike frontage of Lot 2 shall be included in the Highway Occupancy Permit application for improvements to Oregon Pike, the Burkholder Drive intersection, and the Lot 1 improvements.
- J. Pennsylvania Department of Transportation pipe cover requirements for paved surfaces and manufacturer specifications for the proposed pipe shall be met.
- K. All proposed 12 inch pipes outside of the street right-of-way shall meet minimum cover requirements and shall adequately convey the 100 year peak flow event.

Motion passed 5-0

4. MM Weaver Zoning Map Amendment – Dwight Yoder presented the rezoning request where MM Weaver is requesting that the zoning designation of a 33 acre property along East Main Street Leola is changed from Agriculture to Industrial. Mr. Yoder explained that MM Weaver would like to expand based on current operational needs but is limited by their existing property constraints. Mr. Yoder stated that rezoning the East Main Street property would allow expansion of their business in an area more appropriate to accommodate their business, provide relief to Township roadways, utilize existing infrastructure, and maintain current employees. Further, Mr. Yoder noted that the adjacent properties across East Main Street (Route 23) in Upper Leacock Township are zoned Industrial and Commercial.

On motion by Miller, second by Gauthier, the Planning Commission recommended that the zoning map amendment of Parcel 1 as identified in the Petition for Zoning Map Amendment be approved by the Supervisors.

Motion passed 5-0

5. Curvin & Ella Weaver Special Exception request – The Planning Commission reviewed the Curvin & Ella Weaver Special Exception request and chose to take no action.

The Planning Commission reviewed the Engineer's report for April.

On motion from Frazier, second by Miller, the meeting was adjourned at 8:03 pm. Motion passed 5-0

Respectfully Submitted  
Cory Rathman