

## **WEST EARL PLANNING COMMISSION**

Meeting minutes: June 19th, 2018

PC Attendees: Frazier, Weinhold and Miller

Attendees: Solicitor Hess, Engineer Rathman, Sandy Kime, Steve Fisher, Richard Hoover, Seth Hiller, Robert Brandt and Chris Venarchick

Call to Order at 7:00 pm

On Motion by Miller, second by Frazier, the May 15th, 2018 meeting minutes were approved. Motion passed 3-0.

### **Public Comments**

None

### **New Business:**

1. Brownstown Commons – Chris Venarchick from RGS presented a sub-division plan for lots 4 and 5 of the Brownstown Commons. The purpose of sub-division is to change the lot line between the two lots. The developer is requesting two waivers one for the Plan Scale – 155-21. B and Preliminary Plan – 155.9.

On motion by Frazier, second by Miller, the Planning Commission recommended that the waiver of preliminary plan submission and Plan Scale be granted by the Supervisors.

Motion passed 3-0

On motion by Miller, second by Frazier, 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 June 5th, 2018 letter excluding Item 13 for an easement.

Motion passed 3-0

2. Marlee Land Development Plan – Sandy Kime from ELA presented the Marlee Plan to the Commission. Mr. Kime briefly reviewed the Project showing the development of one (1) lot which will be developed in 2 Phases. Mr. Kime and the Planning Commission reviewed 12 waivers being requested.

On motion by Frazier, 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 Marlee Properties LLC, 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 and one-inch equals 80 feet instead of 1-inch equals 50 feet and one-inch equals 100 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 radii for a minor street from 250 feet to 200 feet near the end of the cul-de-sac of the proposed private street.
5. Subdivision and Land Development Ordinance Section 155-23. J (3) to permit a temporary cul-de-sac street with a length of 1,700 feet from Oregon Pike to the end of proposed Burkholder Drive and Approximately 850 feet for the proposed private cul-de-sac street.
6. Subdivision and Land Development Ordinance Section 155-23. J (5) concerning pavement of the private street cul-de-sac turnaround to instead provide a T intersection allowing a three-point turn with a temporary barricade.
7. Subdivision and Land Development Ordinance Section 155-23 J (6) relating to drainage at the end of a cul-de-sac street to provide for drainage into a roadside swale and not an underground storm sewer.
8. Subdivision and Land Development Ordinance Section 155-23. J (6) to allow a constant 2 percent cross-slope from the northwest side of the proposed private street to the southeast side of the proposed private street.
9. Subdivision and Land Development Ordinance Section 155-32.C (1) to eliminate curbs on the proposed private street.
10. Subdivision and Land Development Ordinance Section 155-32.C (2) to eliminate curbing in certain locations along the private access drives as shown on the Plan.
11. Subdivision and Land Development Ordinance Section 155-32.C (5) to reduce the curb reveal from 8 inches to six inches out side of the street right-of-way.
12. Subdivision and Land Development Ordinance Section 155-32. D (2) to eliminate installation of sidewalks along the west side of the proposed private street and to defer installation of sidewalks along the Burkholder Drive frontage of Lot 3 until development is proposed for Lot 3 and to defer installation of sidewalks along the east side of the proposed private street until either of the adjoining properties to the north, being the land of Denmark Properties, LP and the land of Melvin M. Burkholder and Elva O. Burkholder, is developed.

With all waivers subject to the following conditions:

- A. The design of primary infrastructure for Phase 2 and the private street 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 May 3<sup>rd</sup>, 2018.
- D. Safe stopping distance shall be provided at all intersections with proposed driveways and access drives.
- E. The private cul-de-sac street shall be constructed to minor street standards.
- F. Applicant and Township shall enter into a recorded agreement in a form acceptable to the Township Solicitor which requires that sidewalk be installed along the private street at such time as the land of Den-Mar Properties, LP. or the land of Melvin M. Burkholder and Elva O. Burkholder, is developed or within six months after the notice by the Township that the sidewalk must be installed, whichever occurs first.
- G. There shall be a written agreement by which Marlee Properties, LLC, Den-Mar Properties, and successor owners shall permit public access to existing or future lots adjoining the private street and cul-de-sac which specifies ownership and maintenance responsibilities, including maintenance of the roadside swale, and which shall be in the form acceptable to the Township Solicitor.
- H. Safety barricades extending across the entire private street shall be installed and maintained by the property owner in a safe and working condition.
- I. The curb height within Burkholder Drive shall have a curb reveal of 8 inches.
- J. Curbing shall be provided on both sides of all parking compounds and across the access drive entrance from Burkholder Drive to a point beyond all parking compounds as shown on the plan.
- K. Applicant shall enter into a recorded agreement in a form acceptable to the Township Solicitor concerning the future installation of the sidewalks along the Burkholder Drive street frontage of Lot 3.
- L. Deeds with perimeter legal descriptions for Lot 3 and Lot 4 shall be executed and recorded within 30 days after the release of the Plan for recording.

Motion passed 3-0

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

On motion from Miller, second by Frazier, the meeting was adjourned at 8:30 pm. Motion passed 3-0

Respectfully Submitted  
Candie L. Johnson