

WEST EARL PLANNING COMMISSION

Meeting minutes: July 17, 2018

PC Attendees: Frazier, Gauthier, Miller and Prunoske

Attendees: Engineer Rathman, Porter Stevens- LCPC, Rodney Horst, Nick Grandi

Call to Order at 7:00 pm

On Motion by Frazier, second by Miller, the June 2018 meeting minutes were tabled. Motion passed 4-0. **June meeting minutes were tabled since 2 of the Commissioners present did not attend the June meeting.

Public Comments

None

New Business:

1. 182 Cider Mill Road subdivision – Rodney Horst of Hershey Surveying presented the subdivision plan to the Commission. The project involves subdividing proposed 25 acre Lot 2 from the existing 88.6 acre David & Leah Lapp farm. The intent of the plan is to create two lots for the two existing dwellings and farm structures. No construction is proposed as part of the subdivision. Both properties are located within the Agricultural zoning district. Waivers of preliminary plan submission, plan scale and cartway and right-of-way information for the remaining lands (Lot 1) are being requested.

On motion by Prunoske, second by Miller, the Planning Commission recommended that the waiver of preliminary plan submission, plan scale and cartway and right-of-way information for the remaining lands (Lot 1) be granted by the Supervisors.

Motion passed 4-0

On motion by Gauthier, 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 15, 2018 letter.

Motion passed 4-0

On motion by Prunoske, second by Frazier, the Planning Commission agreed to sign the PADEP Planning waiver and Non-building declaration for the project as determined to be necessary by the Township.

Motion passed 4-0

2. Brownstown Commons Sketch Plan – Nick Grandi of RGS presented the sketch plan to the Commission. The project proposes development of lots 4 and 5 of the Brownstown Commons subdivision into a commercial day-care facility and a medical care office, respectively. Mr. Grandi reviewed the proposed improvements of the project and requested feedback from the Commission. The Planning Commission provided the following comments:
 - a. An evaluation of proposed traffic would be necessary to determine the need for a signal at Barrett Boulevard and Oregon Pike.
 - b. Clarification shall be provided for the proposed bus stop and child pick-up and drop-off areas. The Commission was not supportive of pick-up and drop-off area on Barrett Boulevard and between the day-care and medical office buildings.
 - c. Sidewalk would be required on Barrett Boulevard and Oregon Pike.

Engineer Rathman suggested providing a right-of-way to the Burkholder property to the east of the site for vehicular access at some time in the future.

As this is a Sketch Plan, no action was taken by the Commission.

3. Fairmount Homes Planning Module

On motion by Frazier, second by Miller, the Planning Commission agreed to sign the PADEP Planning module for the project.

Motion passed 4-0.

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

On motion from Frazier, second by Miller, the meeting was adjourned at 8:01 pm. Motion passed 4-0

Respectfully Submitted
Cory Rathman