

WEST EARL PLANNING COMMISSION

Meeting minutes: January 15, 2019

PC Attendees: Frazier, Gauthier, Miller and Prunoske. Member Weinhold was absent.

Attendees: Engineer Rathman, Nick Grandi, Gary Redcay, Jason Redcay, Tom Ridder, Melvin Hess, Bob Brandt, Chris Venarchick, Douglas Earhart.

Call to Order at 7:00 pm

Reorganization

On Motion by Prunoske, second by Frazier, Dean Weinhold was nominated Chairman of the Planning Commission. There were no additional nominations. Motion passed 4-0.

On Motion by Frazier, second by Prunoske, Dick Gauthier was nominated Vice Chairman of the Planning Commission. There were no additional nominations. Motion passed 3-0. Gauthier abstained.

On Motion by Frazier, second by Gauthier, Jen Prunoske was nominated Secretary of the Planning Commission. There were no additional nominations. Motion passed 3-0. Prunoske abstained.

On Motion by Prunoske, second by Miller, the December 2018 meeting minutes were approved. Motion passed 4-0.

Public Comments

None

New Business:

1. Brownstown Commons Lots 4 & 5 Subdivision and Land Development Plan - Nick Grandi of RGS presented the 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 Becker Engineering review letter, discussed the requested waivers and the traffic signal warrant analysis.

Engineer Rathman discussed stormwater management issues, proposed fence in easement and street lights. Planning Commission discussed deferring installation of street lights on Lot 4 until such time that street lights are installed on all of Barrett Boulevard.

On motion by Prunoske, second by Frazier, the Planning Commission recommended that the waivers of preliminary plan submission, plan scale, structures within easements and stormwater runoff volume control be granted by the Supervisors based on the associated conditions listed in the Becker January 9, 2019 review letter.

Motion passed 4-0

On motion by Prunoske, second by Miller, the Planning Commission recommended that the installation of street lights on Lot 4 be deferred until the Township installs or requires installation of street lights on all of Barrett Boulevard.

Motion passed 4-0

On motion by Prunoske, second by Gauthier, the Planning Commission recommended that the subdivision and land development plan be approved by the Supervisors conditioned upon the applicant meeting the outstanding comments in Becker Engineering's January 9, 2019 letter.

Motion passed 4-0

2. Oregon Pike Motors Special Exception – Melvin Hess of Gibbel, Kraybill and Hess presented the Special Exception request and discussed how the proposed project would improve safety concerns on Rose Hill Road.

On motion by Miller, second by Prunoske, the Planning Commission recommended that the special exception request be approved by the Zoning Hearing Board.

Motion passed 4-0

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

On motion from Prunoske, second by Miller, the meeting was adjourned at 8:00 pm. Motion passed 4-0

Respectfully Submitted
Cory Rathman